## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Sta	tus Modified	TREAT Petition of		-	-	HR EVID. Repr Cour	ncil Office	r Recommendation	Response
4109.A1			0	ı	М			[					
Document:				;	Site: 902/ASN0	83 Land to the	north of Th	e Pat	ch			PEX Session:	
Policy:			Мар	):			ŀ	ssue:					
Summary:													
Item Ques	tion												Representation Text

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

The inclusion of the site 'Land to the north of The Patch' within the LDP is not supported other more sustainable sites are available for development.

Stage 1 of the Candidate Sites Assessment demonstrates that the site is suitable for development. The site is very close to the existing centre of Llanharry village and has good access to public transport. However, in comparison with other sites the site is neither as suitable nor as sustainable as the site 'West of Llechau'.

The two sites are very similar and score the same for a number of criteria such as loss of agricultural land. Nevertheless, the site is not as well related to the settlement and urban form as the site 'West of Llechau'. The 'Land to the north of The Patch' intrudes into the countryside to a far greater extent and as such adversely impacts upon the function of the green wedge and amenity of the special landscape area.

The 'West of Llechau' site provides a far more logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhondda Cynon Taf. THE STAGE 1 AND Stage 2 Candidate Site Assessments demonstrate that the 'West of Llechau' site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP. As highlighted within representations to AS(S) 97 and AS(D)15, it is considered that some of the scores for 'West of Llechau' should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clearly provides the most sustainable approach to providing much needed housing in this village.

The Stage 1 Assessment for 'Land to he north of The Patch' scores objective 3 (site accessibility) as good. A site visit reveals that while there is the ability to create an access from The Patch, no such access exists at present. The score should therefore be amended to Fair to accurately reflect the site's features. In addition to this, the score for objective 12 (topographical constraints) should also be amended. The site is on a fairly steep slope and as such the score should be amended from Excellent to Good. This would also provide a consistent assessment with the site 'West of Llechau' which has very similar topographical features.

In comparing these two sites, the site 'West of Llechau' provides a more sustainable solution for housing growth. The land to the north of The Patch is smaller than the site 'West of Llechau' and is therefore not able to meet the full requirement of local need. As such, the site 'Land to north of The Patch' should not be included as a housing allocation in place of the site 'West of Llechau'.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

In comparing the Candidate Site Assessment Stages 1 and 2 of site 'Land to the north of Te Patch' with other proposed sites, there is an overall conclusion that the site is neither as sustainable nor as suitable as the site 'West of Llechau'. The tests of soundness include the need to ensure that the policies within the LDP are based on a robust and credible evidence base. Inclusion of the 'Land to the north of The Patch' in place of 'West of Llechau' would not be based on an appropriate evidence base as required by soundness test CE2.

Furthermore, the site would not form a coherent strategy to the growth of Llanharry (Soundness Test CE1), nor would it have sufficient regard to other policies relating to the area (Soundness test C1).

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		_	-	HR EVID. \ Repr Coun	ncil Officer	Recommendation	Response
4109.A2			0	М									
Document:				Site	e: 1008/ASN0	084 Land at E	lms Farm					PEX Session:	
Policy:			Ма	p:				Issue:					
Summary:													
Item Que	stion												Representation Text

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

The inclusion of site 'Land at Elms Farm' within the LDP is not supported because other more sustainable sites are available for development.

Stage 1 of the Candidate Site Assessment demonstrates that the site is suitable for development. Indeed, it would provide a logical rounding off to the existing new build houses along Stryd Silurian albeit that it would not necessarily provide the most logical extension to the main built form of Llanharry. Although the site lies adjacent to more recent development along Stryd Silurian, the urban form is more isolated from Llanharry village centre than other suitable sites.

In comparison with other sites the site is neither as suitable or as sustainable as the site 'West of Llechau'. The sites are very similar and score the same in terms of site accessibility, use of greenfield land, use of potentially contaminated land, proximity to utility services and topographical constraints.

The 'West of Llechau' site provides a logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhonda Cynon Taf. The stage 1 and Stage 2 Candidate Site Assessments demonstrate that the 'West of Llechau' site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP. As highlighted within the representation to AS(S) 97 and AS(D)15, it is considered that some of the scores for 'West of Llechau' should be amended to reflect the true characteristics of the site clearly provides the most sustainable approach to providing much needed housing in this village.

The Elms Farm site is situated approximately 1.3km from the centre of Llanharry - over three times the distance sought within Stage 1 Assessment. The site is less sustainable and will have an over reliance of the use of the car to access local shops and facilities. Additionally, the Land at Elms Farm lies adjacent to the M4 motorway. It is considered that this may adversely affect the amenity of future residents in terms of noise.

Furthermore this site has been allocated within the green wedge between Llanharry and Brynsadler. The Green Wedge provides an important function to ensure the two villages do not coalesce. As shown on the draft proposals map, there are currently only a couple of houses which protrude into the green wedge in the direction of Brynsadler. Should 'Elms Farm' be developed for housing, the built form will extend into the green wedge in a more definite way with potential to undermine the purpose of the green wedge over time.

In comparing these two sites, 'West of Llechau' provides a more sustainable solution for housing growth. The Elms Farm site is smaller than the site 'West of Llechau' and is therefore not able to meet the full requirement of local need. As such, "Land at Elms Farm" should not be allocated in place of 'West of Llechau'.

Item Question Reply Soundness Tests

#### Why Incl/Excl of site improves soundness?

In comparing the Candidate Sites Assessment Stages 1 and 2 of site 'Land at Elms Farm' with other proposed sites, there is an overall conclusion that the site is neither as sustainable nor as suitable as the site 'West of Llechau'. The tests of soundness include the need to ensure that the policies within the LDP are based on a robust and credible evidence base. In the light of these conclusions, inclusion of the 'Land at Elms Farm' site is required by soundness test CE2.

Furthermore, the site would not form a coherent strategy to the growth of Llanharry (Soundness test CE1) nor would it have sufficient regard to other policies elating to the area (Soundness Test C1).

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	TREAT Modified Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
4109.A3			0	М						
Document:				Site	e: 987/ASN085 Land to the	north of Llanha	arry		PEX Session:	
Policy:			Мар	:		lssu	e:			
Summary:										
Item Ques	stion							 		Representation Text

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

A new site 'land to the north of Llanharry' has been proposed as an Alternative Site for the LDP. This site is neither a suitable nor sustainable location for housing development to support the growth of Llanharry at this time.

As a new site it has yet been subjected to a Stage 1 or Stage 2 Candidate Site Assessment. In reviewing the criteria matrix, the site cannot be considered to be a site which is more suitable for housing development than 'West of Llechau'. They key factors which reduce it suitability and sustainability include its proximity to public transport (Objective 2), proximity to a range of community services (Objective 14). Furthermore, and perhaps more fundamentally, being situated in the middle of open countryside without any similar neighbouring uses, the site does not provide a logical extension to the existing village of Llanharry.

The Special Landscape Area and Green Wedge as proposed within the LDP cover a logical area and provide important functions for the villages. Removal of the site from these designations would undermine the purposes of the green wedge and the amenity of the special landscape area.

The promoters suggest that the development of the site would form a meaningful extension after the land between the village and the site have been developed. Development of this scale would significantly alter the scale of Llanharry which would be inconsistent with its function in the settlement hierarchy. Due to its location and detachment from the village, there is no clear mechanism for delivering this site. Access to the site is also considered to be difficult.

The 'West of Llechau' site provides a far more logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhondda Cynon Taf. The Stage 1 and Stage 2 Candidate Site Assessments demonstrate that the 'West of Llechau' site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP. As highlighted within the representations to AS(S)97 and AS(D)15, it is considered that some of the scores for 'West of Llechau' should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clearly provides the most sustainable approach to providing much needed housing in this village.

The site 'Land to the north of Llanharry' is in an unsuitable location for housing and should not be included as a housing allocation within the LDP.

Item Question Reply Soundness Tests

#### 2 5 Why Incl/Excl of site improves soundness?

Whilst at the present time there is no Candidate Site Assessment for this proposed site at 'Land to the north of Llanharry', it is considered that such an assessment would demonstrate that the site is not in a suitable location. Should the site be included, credibility and robustness of the LDP would be questioned given the need to prepare the LDP on a sound evidence base as required by soundness test CE2.

Furthermore, the site would not form a coherent strategy to the growth of Llanharry (Soundness test CE1) nor would it have sufficient regard to other policies relating to the area (Soundness test C1).

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) TREAT EVIDENCE NO FRTHR EVID. Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified in parts Add'l SA/SEA Repr Council Officer Recommendation Petition of Response 4109.A4 0 М Site: 1179/ASD015 SSA 10.13 - West of Llechau PEX Session: Document: Policy: Map: Issue: Summary:

Item Question Representation Text

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

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

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

Yes

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

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

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

• Public Transport Access (Objective 2): There are two bus stops located immediately to the southern edge of the site - one to the western end of the site and one at the eastern extent of the site. It is therefore considered that based upon

the criteria set out in the Stage 1 matrix, the assessment should be amended from Good to Excellent;

• Flooding (Objective 5): Neither TAN 15 nor the Rhondda Cynon Taf Strategic Flood

Consequences Assessment identify the site as falling within a zone at risk of flooding. Therefore the assessment should be amended from Good to Excellent. This also reflects the score given to the site "Land to the north of The Patch" which

is in close proximity to the "West of Llechau" site:

- Contamination (Objective 9): Beneath the site there is a network of historic tunnels related to iron ore extraction from a mine on an adjoining site. While investigations and potential ground works will need to be undertaken on some parts of the site, there is no indication of any contamination. Any ground works that are needed are relatively straight forward to undertaken and will not constrain the site from being developed in physical nor financial terms. In terms of contamination, based on the criteria set out, the score should be amended from Fair to Excellent:
- Adverse Impact on adjoining land use (Objective 15): The 'Poor' score given to the site for this objective is not considered to correctly reflect the site's characteristics. The classification 'Poor' means that there is 'potential for significant detriment that would be difficult to mitigate'. Residential uses can be found to the south (across Llanharry Road) and to the west, fields can be found to the north and east. It is therefore difficult to understand how further residential development would be a significant detriment to the existing neighbouring uses. Landscaping and planting along with public open space will help to protect the amenity of the countryside to the north. The site provides a sensible and appropriate extension to Llanharry and is well related to the existing settlement. It is therefore considered that the score given for this site should be amended from Poor to Good or Excellent. This would also provide a consistent score to that given for site 'Land to the north of The Patch' which has similar surrounding uses: and
- Continuity to existing development (Objective 16): Given that there is a need to provide a considerable level of housing in Llanharry and that there is not the range of sites within the existing built form to do so, there is a clear need to develop outside the existing settlement boundary. The site 'West of Llechau' does provide a logical and sustainable extension to the existing built form taking advantage of its proximity to the main road through the village and to the village centre itself. It is therefore considered that the score for this objective be amended from Neutral to Good.

#### Settlement Boundary

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

#### Services and Facilities

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

Views, Landscaping and Open Space

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

## Rhondda Cynon Taf County Borough Council Local Development Plan

Response

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified

Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation

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

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

#### Mining, Ecology and Archaeology

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

#### Conclusion

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

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

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

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

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SEA		Recommendation	Response
4109.A5			0	М					
Document:				Site: 1095/ASS	S050 Land to the	ne north of The Patch		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	tion								Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?						
The a	mendment of the settlemen	nt boundary to	include site 'L	and to the north of Te	e Patch' is not su	upported; other more susta	inable sites are available	for development.	

Stage 1 of the Candidate Sites Assessment demonstrates that the site is suitable for development. The site is very close to the existing centre of Llanharry village and has good access to public transport. However, in comparison with other sites the site is neither as suitable nor as sustainable as the site "West of Llechau". The sites are very similar and score the same number of criteria such as loss of agrivultural land.

The 'West of Llechau' site provides a logical extension to the settlement of Llanharry and will provide much needed delivery of housing to the village and to Rhondda Cynon Taf. The Stage 1 and Stage 2 Candidate Site Assessments demonstrate that the 'West of Llechau' site provides the most sustainable option for the delivery of this quantum of housing and has been recognised as such by the Council in its proposed allocation in the LDP. As highlighted within the representations to AS(S)97 and AS(D)15, it is considered that some of the scores for 'West of Llehau' should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clarly provides the most sustainable approach to providing much needed housing in this village.

The 'Land to the North of The Patch' intrudes into the countryside to a far greater extent and as such adversly impacts upon the function of the green wedge and the amenity of the special landscape area. The site is not well related to the settlement and urban form as the site 'West of Llechau'.

The Stage 1 Assessment scores objective 3 (site accessibility as good. A site visit reveals that while there is the ability to create an access from The Patch, no such access exists at present. The score should therefore be amended to Fair to accurately reflect the site's features. In addition, the score for objective 12 (topographical constraints) should also be amended. The site is on a fairly steep slope and as such the score should be amended from Excellent to Good. This would also provide a consistent assessment with the site 'West of Llechau' which has very similar topographical features.

In comparing these two sites, 'West of Llechau' provides a more sustainable solution for housing growth. The 'Land to the north of The Patch' is smaller than the site 'West of Llechau' and is therefore not able to meet the full requirement of local need. As such, the settlement boundary should be amended to include 'Land to north of The Patch' inplace of the site 'West of Llechau'.

Soundness Tests Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

In comparing the Candidate Sites Assessment Stages 1 and 2 of site 'Land to the North of The Patch' with other proposed sites, there is an overall conclusion that the site is neither as sustainable nor as suitable as the site 'West of Llechau'. The tests of soundness include the need to ensure that the policies within the LDP are based on a robust and credible evidence base. Inclusion of the 'Land to the north of The Patch' in place of 'West of Llechau' would not be based on an appropriate evidence base as required by soundness test CE2.

Furthermore, the site would not form a coherent strategy to the growth of Llanharry (Soundness test C1) not would it have sufficient regard to other policies relating to the area (soundness test C1).

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source Ty	ype	Mode S	Status Modified	TREAT Petition of	EVIDENCE I in parts Add'l	-	Officer	Recommendation	Response	
4109.A6			S	W	M							
Document:					Site: 1047/AS	S097 West of L	lechau			PEX Session:		
Policy:			Мар	:			Issue:					
Summary:												
Item Ques	tion								 		Representa	ation Text

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

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

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

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

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

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

#### Settlement Boundary

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

#### Services and Facilities

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

#### Views, Landscaping and Open Space

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Soundness Tests

Filtered to show: (All representations)

EVIDENCE NO FRTHR EVID. TREAT

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

use.

Mining, Ecology and Archaeology

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

Item Question

The 'West of Llechau' site provides a logical extension to the village of Llanharry and will enable the whole housing requirement for the Village to be delivered on one integrated site. Rhondda Cynon Taf

Council has recognised the importance of the site based upon the original scoring. As highlighted above, it is considered that some of the scores should be amended to reflect the true characteristics of the site. When these amended scores are taken into consideration, the 'West of Llechau' site clearly provides the most sustainable approach to providing much needed housing in this village. Item Question 2 5 Why Incl/Excl of site improves soundness? The inclusion of this site within the LDP should remain and the settlement boundary should be revised to reflect that ability that this site has to provide housing in Llanharry. The site has been subjected to a two stage candidate sites assessment which demonstrates its suitability for providing sustainable development and is included within the draft LDP as a housing allocation. Removing this site from the LDP would be contrary to soundness test CE1. The draft LDP does set out a coherent strategy and removal of this site in favour of other sites would conflict with this test of soundness. 4110.A1 Site: 1019/ASN025 Former Stelco Hardy Site PEX Session: Document: Policv: Map: Summary: Item Question

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.

Reply

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.

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 then 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.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	e Status Modifie	TREAT d Petition of	EVIDENCE NO FR	THR EVID. A Repr Council Officer	Recommendation	Response
4111.A1			S	М					
Document:				Site: 1019/A	SN025 Former S	telco Hardy Site		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Qu	estion								Representation Text
exp The cou The	Support (Yes) or object site was previously allocated berienced by the villages. The site being central to the three all also be catered for within the excheme with its conceptual derefore allocation for Communications.	d for Employm e villages of Blane building and drawings was s	ent. The local aencwm, Blae d the Blue buil submitted with	enrhondda and Ty ding remaining or the representation	newydd is the idea n site a much need on along with a sus	I position to locate a healt ed youth centre. tainability appraisal.	h centre incorporating der		
Itom Ougst	ion					Penly			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

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12/11/2009 Page 1610 of 2323

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sh	now: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	THR EVID. EA Repr Council Office	r Recommendation	Response
4113.A1			S	M					
Document:				Site: 1019/AS	N025 Former S	telco Hardy Site		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	stion			<del> </del>					Representation Text
expe The could The	site was previously allocated rienced by the villages.	for Employmer villages of Blace building and lawings was	nent. The loca laencwm, Bla d the Blue bu submitted wit	enrhondda and Tyne ilding remaining on the state of the s	ewydd is the idea site a much need a along with a sus	I position to locate a heal ed youth centre. ainability appraisal.	Ith centre incorporating de	een set up to help alleviate the	
Item Questio	 n					Reply			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

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12/11/2009 Page 1611 of 2323

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	how: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mo	de Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	THR EVID. A Repr Council Officer	Recommendation	Response	
4114.A1			S	М						
Document:	Document: Site: 1019/ASN025 Former Stelco Hardy Site PEX Session:									
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion								Representation Text	
expo The cou The	Support (Yes) or object site was previously allocated erienced by the villages. site being central to the three ld also be catered for within the scheme with its conceptual derefore allocation for Communication.	d for Employing villages of Ene building all trawings was	ment. The loca Blaencwm, Bla nd the Blue bu s submitted wi	aenrhondda and Tyne uilding remaining on s th the representation	ewydd is the idea site a much need along with a sust	l position to locate a heal ed youth centre. ainability appraisal.	th centre incorporating der		,	
Item Question	on					Reply			Soundness Tests	

2 5 Why Incl/Excl of site improves soundness?

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	le Status Modifie	TREAT d Petition of	EVIDENCE NO FR' in parts Add'I SA/SE	THR EVID. A Repr Council Officer	Recommendation	Response
4115.A1			S	М					
Document:				Site: 1019/A	SN025 Former S	telco Hardy Site		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	estion								Representation Text
1 3 - 4	4 Support (Yes) or object	t (No) to incl c	f site?						
exp	s site was previously allocated erienced by the villages. site being central to the three					·			,
cou The	ld also be catered for within the scheme with its conceptual desertion for Commun	ne building and Irawings was s	d the Blue bui submitted with	lding remaining on the representation	n site a much need on along with a sus	ed youth centre. tainability appraisal.	, ,	,	, , ,
Item Questi						Renly			

2 5 Why Incl/Excl of site improves soundness?

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show:	: (All representations)									
Rep'n No Ad	ccssn No Date Lodged	Late? Source	ce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FF in parts Add'l SA/S.		Officer	Recommendation	Response
4116.A1			S	М						
Document:				Site: 1019/AS	N025 Former S	Stelco Hardy Site			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Question	n									Representation Text
experier The site could als The sche	nced by the villages.	for Employm villages of Blue building and rawings was s	ent. The local aencwm, Blae d the Blue bui submitted with	enrhondda and Tyn Iding remaining on n the representatior	ewydd is the idea site a much need n along with a sus	al position to locate a hea ded youth centre. stainability appraisal.	alth centre incorpo		n set up to help alleviate tl	he problems being clinics. A community facility
Item Question						Reply				Soundness Tests
It addres nowhere The food		non Taf Com DP in that it p can be locate minimised by	munity Plan. provides for the ed. The schen y the design, t	ne would provide m he buildings are or	nuch needed emp In the higher groun	ployment and cater for the nd and using the flood pla	youth of the area in for car parking	by giving t	ng plans for the area. If th hen their own space withi tional purposes.	
4117.A1			0	М						
Document:				Site: 933/ASI	N039 Land at Ce	efnpennar Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Question	 n			· <del></del> .						Representation Text
	Support (Yes) or object on the field on the	` '		it spoil the environ	ment, the axis (S	No P) is so bad it will create		s situation	than already exits (SP) to	people travelling a road
Item Question										

2 5 Why Incl/Excl of site improves soundness?

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

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representati	tions)									
Rep'n No Accssn No Date Lo	ndged Late? Sourc	e Type Mod	le Status Modified	TREAT Petition of	EVIDENCE I in parts Add'l			cil Officer	r Recommendation	Response
4119.A1		0	М							
Document:			Site: 869/ASN	012 Land at Ab	ernant Road				PEX Session:	
Policy:		Мар:			Issue:					
Summary:										
Item Question										Representation Text
The proposals would creat	nity recreation, as lai	an already o d down in RC	CT council's own envi	ronmental docur	ment "Better Life".	. Planning a	already exi		vays stated that this environ her site in this area, that sim	
4119.A2		0	М							
Document:			Site: 951/ASN	015 Land West	of Abernant Road	Ł			PEX Session:	
Policy:		Мар:			Issue:					
Summary:										
Item Question										Representation Text
The proposals would creat	nity recreation, as lai	an already o	CT council's own envi	ronmental docur	ment "Better Life".	. Planning a	already exi		vays stated that this environ ner site in this area, that sim	
4119.A3		0	М							
Document:			Site: 993/ASN	013 Land at Ab	ernant				PEX Session:	
Policy:		Мар:			Issue:					
Summary:										
Item Question										Representation Text
• • • • • • • • • • • • • • • • • • • •		ent and any r	nore traffic along the	Moss Row, Mos	ss Place, Little Ro	w area wou	ld be dang	erous and i	impractical along a single tr	ack, besides any such

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

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified Pe	TREAT etition of		-	-	HR EVID. Repr Cour	ncil Offic	eer Recommendation	Response	
4120.A1			0	М										
Document:				Site:	: 907/ASN065	Hirwaun Iror	nworks, No	rth Sit	е			PEX Session:		
Policy:			Мар:				ŀ	ssue:						
Summary:														
Item Que	stion												Representation	on Text

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

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

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

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

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No 🛚 🗚	Accssn No Date Lodged L	.ate? Sour	ce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SEA	cil Officer	Recommendation	Response
4121.A1			0	М					
Document:				Site: 988/ASN	014 Land at Cv	wmbach Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Questi	on								Representation Text
1 3-4	Support (Yes) or object (	(No) to incl	of site?						

Tobject to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedges Topic Paper which states on Page 2.

"we will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Sta	tus Modified	TREAT Petition of			O FRTHR EV A/SEA Repi	cil Officer	Recommendation	Response
4122.A1			0	ı	М							
Document:				;	Site: 988/ASN0	14 Land at Cw	mbach Road				PEX Session:	
Policy:			Мар	):			lss	ue:				
Summary:												
Item Ques	stion									 		Representation Text

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

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The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

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- C3 It does not have regard to the Wales Spatial Plan.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

how: (All representations	s)								
Accssn No Date Lodge	d Late?	Source Type Mode	e Status Modified	TREAT Petition of		—	cil Officer	Recommendation	Response
		0	М						
			Site: 953/ASN	011 Cwm Farm	า			PEX Session:	
		Мар:			Issue:				
estion									Representation Text
sh to register my objection a sidering the amount of wor posal.	at the propo k that has o	osed development a gone on to develop	our Country Park wh	nich is a truly bea	autiful area, and one whic	h we both use o	on a daily ba	asis. I cannot for the life of	f me understand the
									moment) would be a real
on				<del></del> -	Reply		<del></del>		Soundness Tests
	Accssn No Date Lodger  astion  Support (Yes) or objection a sidering the amount of wor oosal.  amount of traffic it would cager as well as being on a very	Accssn No Date Lodged Late?  Sstion  Support (Yes) or object (No) to the to register my objection at the proposidering the amount of work that has goosal.  amount of traffic it would case would ger as well as being on a very steep ger as well as the contract of the con	Accssn No Date Lodged Late? Source Type Mod  Map:  Support (Yes) or object (No) to incl of site?  The to register my objection at the proposed development is sidering the amount of work that has gone on to develop cosal.  amount of traffic it would case would be unbelievable. Meaning as well as being on a very steep gradient, you also go	Accssn No Date Lodged Late? Source Type Mode Status Modified  O M  Site: 953/ASNo  Map:  Support (Yes) or object (No) to incl of site?  The to register my objection at the proposed development at Cwm Farm Aberd sidering the amount of work that has gone on to develop our Country Park whoosal.  amount of traffic it would case would be unbelievable. Monk Street is now a ger as well as being on a very steep gradient, you also get busy traffic from the	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of  O M  Site: 953/ASN011 Cwm Farm  Map:  Sition  Support (Yes) or object (No) to incl of site?  The to register my objection at the proposed development at Cwm Farm Aberdare. I understare isidering the amount of work that has gone on to develop our Country Park which is a truly be abosal.  amount of traffic it would case would be unbelievable. Monk Street is now a danger and as I ger as well as being on a very steep gradient, you also get busy traffic from the Maerdy. We see that the proposed develop our country Park which is a truly beautiful traffic it would case would be unbelievable. Monk Street is now a danger and as I ger as well as being on a very steep gradient, you also get busy traffic from the Maerdy. We see that the proposed develop our country Park which is a truly beautiful traffic it would case would be unbelievable. Monk Street is now a danger and as I ger as well as being on a very steep gradient, you also get busy traffic from the Maerdy.	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SE  O M Site: 953/ASN011 Cwm Farm  Map: Issue:  Sition  Support (Yes) or object (No) to incl of site?  In to register my objection at the proposed development at Cwm Farm Aberdare. I understand that they propose to busidering the amount of work that has gone on to develop our Country Park which is a truly beautiful area, and one which obsal.  amount of traffic it would case would be unbelievable. Monk Street is now a danger and as I understand the access friger as well as being on a very steep gradient, you also get busy traffic from the Maerdy. We therefore wish to formally	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'I SA/SEA Repr Counce.  O M Site: 953/ASN011 Cwm Farm  Map: Issue:  Support (Yes) or object (No) to incl of site?  In to register my objection at the proposed development at Cwm Farm Aberdare. I understand that they propose to build 250 new housidering the amount of work that has gone on to develop our Country Park which is a truly beautiful area, and one which we both use of cosal.  amount of traffic it would case would be unbelievable. Monk Street is now a danger and as I understand the access from Graig Place ager as well as being on a very steep gradient, you also get busy traffic from the Maerdy. We therefore wish to formally object to the Councer of the Cou	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer  O M Site: 953/ASN011 Cwm Farm  Map: Issue:  Support (Yes) or object (No) to incl of site?  In to register my objection at the proposed development at Cwm Farm Aberdare. I understand that they propose to build 250 new houses on the sidering the amount of work that has gone on to develop our Country Park which is a truly beautiful area, and one which we both use on a daily based on	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation  O M

2 5 Why Incl/Excl of site improves soundness?

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type 1	Mode Status Mod	TREAT dified Petition of	EVIDENCE in parts Add'l	•		cil Officer	Recommendation	Response
4124.A1			0	М							
Document:				Site: 988	8/ASN014 Land at C	wmbach Road				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Ques					<del></del>						Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to	o incl of site?								
Lobio	at to the inclusion of the abo	vo cito i	in the LDD for fu	tura davalanment	tro: of use of land from	opon agricultural	land or 'Groo	on Wodgo	Space' into	a futura bausina davalanma	nt for the following

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The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

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The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Sourc	e Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4125.A1			0	М					
Document:				Site: 988/ASN0	14 Land at Cw	mbach Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	tion			<del></del>					Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl o	f site?						
l obje reaso		ove site in the L	.DP for future	development re: of u	se of land from	open agricultural land or 'G	reen Wedge Space' into	a future housing developmer	nt for the following

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The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

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

**Representation Text** 

riilered to si	iow. (All representations)									
Rep'n No	Accssn No Date Lodged	Late? So	ource Type Mod	de Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
1126.A1			0	М						
Document:				Site: 988/ASN0	14 Land at Cw	mbach Road			PEX Session:	
Policy:			Мар:			Issue	<b>)</b> :			
Summary:										

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

Item Question

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Its inclusion would inevitably lead to further pressure on open countryside in this area.

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
4127.A1			0	М						
Document:				Site: 953/ASN0	011 Cwm Farm				PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	stion		- — — — —							Representation Text
	Support (Yes) or object is an elevated, highly visible elopment would be an unwant	site adjacent	to The Dare V					scale housing	development near the lower	lake area. This
Item Questio	on					 Reply				Soundness Tests
2 5 C1 E	Why Incl/Excl of site im Development here would be a	•		nd strategies relatino	g to our adjoinin	g area namely The Da	re Valley Countr	y Park.		
4127.A2			0	M						
Document:				Site: 953/ASN0	011 Cwm Farm				PEX Session:	
Policy: Summary:			Мар:			lssue:				
Item Que	stion									Representation Text
2. P	Support (Yes) or object and sevelopment would be an all all anning permission has alreathe site has poor access to A	unwanted int	trusion into ope en for a fairly la					·	•	vydcoed/Trecynon.
Item Questio	on	— — — — 	- — — — — 		- — — — — - 	Reply	_ — — — — - 			Soundness Tests
2 5	Why Incl/Excl of site im	proves soun	dness?							

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sourc	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA		Recommendation	Response
4127.A3			0	М					
Document:				Site: 993/ASN	013 Land at Ab	pernant		PEX Session:	
Policy:			Мар:			Issue:			
Summary:								·	
Item Que	stion								Representation Text
	, , ,	n unwanted intro	usion into ope	·			•	westerly direction towards Ll	wydcoed/Trecynon.
	The site has poor access to		-					· 	
Item Questic	on					Reply			Soundness Tests
2 5 Its ir	Why Incl/Excl of site inclusion would inevitably lead			countryside in this a	area.				
4127.A4			0	М					
Document:				Site: 930/ASN	017 Allotment (	Gardens at Windsor Terrac	e	PEX Session:	
Policy:			Мар:			Issue:			
Summary:								·	
Item Que	estion								Representation Text
1 3 - 4	Support (Yes) or obje	ect (No) to incl o	f site?						
1. TI	his is an area already identil	fied in the Depo	sit Draft LDP	as part of the Gree	n Wedge betwee	en Abernant and Cwmbach	1.		
	it is now to be used for residutiveness of the Green Wed			reate a dangerous	precedent on la	nd to the east of Abernant F	Road, Richmond Terrace	and Windsor Terrace and w	ill mitigate against the
3. T	his site does not have good	l access.							
4. T	here is a significant shortag	ge of allotments	both nationally	and locally and this	s site should be	retained as an allotment sit	e		
Item Questic	on		<i></i>			Reply			Soundness Tests
2 5	Why Incl/Excl of site i	mproves sound	ness?	·				·	

- C1. It will maintain the integrity and cohesiveness of the LDP by maintaining in its entirely the green wedge specified in the Deposit Draft LDP.
- C2. The loss of allotments for development goes against national policy for maintaining and enhancing allotment provision.

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

Filtered to sh	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE in parts Add			cil Officer	Recommendation	Response
4128.A1			0	М							
Document:				Site: 988/ASNO	)14 Land at Cv	mbach Road				PEX Session:	
Policy:			Мар:			Issue	:				
Summary:											
Item Ques	stion				- — — — -						Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of	site?								
l obje reaso		ove site in the LD	OP for future d	levelopment re: of u	ise of land from	open agricultura	I land or 'Gre	een Wedge	Space' into	a future housing developmen	t for the following
Dam	age to Health and Well-bein	g of the populati	ion adjacent to	o site due to air pol	lution and noise	pollution. Heav	y lorries, ma	chinery and	l subsequent	addition of added traffic and	domestic noise in area

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Sou	urce Type M	lode Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA	— — .	il Officer	Recommendation	Response
4129.A1			0	М						
Document:				Site: 953/ASN	l011 Cwm Farm	n .			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	stion									Representation Text
1 3-4	Support (Yes) or object	t (No) to inc	l of site?							
	and is in the Country Park, a nousing development and ac				,	n improvement which	attracts visitors loca	ılly and nati	onally. We are justly proud	of our Country Park and
Any	additional traffic in this area	would add to	the existing	problems.						
	ady the wealth of traffic passi n Farm (Caravan Parking) an						Place, Harlech Villa	s, Upper T	y Fry, Heol y Mynydd, R.C.S	School, Riding School,
Item Questio	 n		<del></del>			Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exit route from the area is on to Monk Street (a very busy road over the mountain to the Rhondda), and is a very steep road which has parking problems.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	show:	(All representat	ions)										
Rep'n No	Accs	sn No Date Lo	dged Late?	Source Type	e Mode Status	Modified	TREAT Petition of		E NO FRT dd'I SA/SE/		ncil Officer	Recommendation	Response
4130.A1				0	М								
Document:					Site	e: 953/ASN0	011 Cwm Farm	ı				PEX Sessio	n:
Policy: Summary:				Ma	ар:			ls	sue:				
Item Que	estion												Representation Text
ther The The	m at Cw e propos e access	m Farm.	ably impact th	e landscape	ad will urbanise	a beautiful p	part of the lands	cape. RCT's	distinctive na	atural heritag	e will be grea	atly spoilt by this develop	new residential area so near oment.  erous and will also make the
Item Questi	ion							Re	oly				Soundness Tests
2 5 P1 P2	١	Why Incl/Excl of	site improves	soundness?									

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status Modified	TREAT Petition of	_	_	RTHR EVID. SEA Repr Coul	ncil Officer	Recommendation	Response
4131.A1			0	М							
Document:				Site: 953/ASN0	11 Cwm Farm					PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:											
Item Ques	tion										Representation Text

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? So	ource Type Mod	de Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	ocil Officer	Recommendation	Response
4133.A1			0	М						
Document:				Site: 988/ASN0	14 Land at Cw	mbach Road			PEX Session:	
Policy:			Map:			Issu	e:			
Summary:										
Item Ques							<u> </u>	 		Representation Text

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The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

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

Filtered to sh	now: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mode	Status Modified	TREAT Petition of	_	E NO FRT dd'I SA/SEA		ocil Officer	Recommendation	Response
4134.A1			0	М							
Document:	Site: 988/ASN014 Land at Cwmbach Road									PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:											
Item Ques	 stion				- — — — — -						Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?								
l obje reas		ove site in the	e LDP for future	development re: of	use of land from	open agricultı	ıral land or 'G	Green Wedge	Space' into	a future housing developmen	at for the following
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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of	_	_	RTHR EVID. EA Repr Coul	ncil Officer	Recommendation	Response	
4135.A1			0	М									
Document:				Site	e: 985/ASN034	4 Land r/o Cil	lfynydd Road	<sup>1</sup> Bodwena	rth		PEX Session:		
Policy:			Мар	:			lss	ue:					
Summary:													
Item Que	stion						<del></del>					Represent	ation Text

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

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

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

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

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
4135.A2			0	М						
Document:				Site: 1113/ASS	019 Land r/o	Cilfynydd Road/ Bodw	enarth		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questi	on									Representation Text
07/144 traffic t  Taking village.  We have  How main nume  Could y	7 of Sept 2007 (housing a hrough Wood Street is very into consideration that the ve 1st hand knowledge of h	unning application of new access by heavy in fact of the are 2 school now dangerous be flooded for the access to the access to	ons AS(S)19 road on land on most eveni is in the village it can be cros you to realise yeeks ago.	adjacent to Llanfab ngs its grid locked of e one being at the b ssing Wood Street that the infrastructure? And what route	to get to the schere of the village	tten Way Cilfynydd) whoce/police and local be Street heavy vehicles ool as there is no scholis just not able to keep	nich requires accus operators).  for the construction patrol.  taking extra hou	ess through \	enarth this to me looks to b Wood Street. Hive in Wood ses just intensifies the dar old sewerage/drainage sys	nger to the children of the
4135.A3			0	М						
Document:				Site: 985/ASN0	034 Land r/o C	ilfynydd Road/ Bodwe	narth		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questi	on									Representation Text

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

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

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Document:

Policy:

## Rhondda Cynon Taf County Borough Council Local Development Plan

PEX Session:

Response

Map:

Summary:

| Item Question | Representation Text |

Issue:

Site: 1113/ASS019 Land r/o Cilfynydd Road/ Bodwenarth

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

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

4136.A1	0	M					
Document:		Site: 1038/ASS024 Land off Treham	PEX Session:				
Policy:	Мар:		Issue	e:			
Summary:							

Item Question Representation Text

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

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

The reasons why we object are listed below:-

- This parcel of land is as far as we are aware, is unclaimed land that has been used for grazing livestock, a favorite place to take dogs for walks, and is also used for local children. It also has a seat erected, which has been there for an innumerable number of years, in order for the local residents to enjoy their views, and take in the air. If permission were to be granted, we fear that this land would inevitable in time be used building purposes.
- This are has also been the right of way for access from as far back as we remember for the allotments adjacent, and if this were to be claimed and used for development purposes this land may be accessible to the allotment holders and indeed the residents, who also use this piece of land.
- There is also a culvert that carries mountain rain water, running under the land, which could cause potential problems with regards to using this are for the purpose of re-development.
- We also feel that the LDP may be using this land as a gateway for building purposes, as we wrote a letter in July last year opposing Outline Planning Permission for a dwelling being built on this ground, and cant understand as to why the council would want it included in the development programme. (Just for your reference the Planning Permission Ref in question was 08/1091/13) There was also a partition signed by many of the local residents, who also opposed anything being built on this ground for numerous purposes.
- Lastly as an allotment holder, we are afraid that once this land is included in the LDP Plan 200602021 it will jeopardise the use of the ground on which we have worked so hard over the years.

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.	— — .	r Recommendation	Response
4137.A1			0	M					
Document	:			Site: 988/ASN	I014 Land at C	wmbach Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									·
Item Q	uestion								Representation Text
is bu Th zo As sk ef pr	amage to Health and Well-bein not acceptable to residents in a particular and the company of the Glade are irreversible damage to this come between the settlements of a coutlined in the RCT LCP incluitled area offering high quality officient settlement patterns to moposed as an alternative site for eas development will only be persident acceptable.	this communit this will be un designated 'Gr Abernant which ding National of life-internati nimise rural la or developme	y. The buildir acceptable a een Wedge / ch provides a Assembly Goonal yet distir and take up" ant is a 'Green	ng if proposed should as young children play Area' which will alter green amenity which overnments objective actively Welsh" Also and also to "manage Wedge Site' and is	d have been con y in the area.  and deprive the h gives the area es for the local de to "Promote mo urban form thro identified as suc	space for living enjoyed by a rural feel. This loss of ar esignation of green wedge are balanced development ugh controlled expansion to	s the Glade and not after y local people on the pro- menity is unacceptable. s; the National Policy Co- to reduce pressures and a assist in safeguarding	cresidents moved in. If acceptance on the last cent on the water of the water on the water of the countryside from encroals.	ess to the new proposed  ury. The area is a buffer  Spatial Plan: "An innovative fe" and "Promote resource chment" The land
	nvironmental concerns about ac aff means that large areas of va			0		0 ,	•		,

removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FF in parts Add'l SA/SI		il Officer	Recommendation	Response
4137.A2			0	М						
Document:				Site: 1118/ASS	009 Land at C	PEX Session:				
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion									Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?							
l obje	ect to the inclusion of the abo	ove site in the	LDP for future	development re: of u	ise from open a	gricultural land or 'Green	Wedge Space'	into a future	housing development for the	following reasons:
Dam	age to Health and Well-bein	g of the popu	lation adjacent	to site due to air poll	lution and noise	pollution. Heavy lorries.	, machinery and s	subsequent	addition of added traffic and	domestic noise in area

is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred. Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 include within residential settlement boundary maps attached.

Soundness Tests Item Question Reply

2.5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified F	TREAT Petition of	EVIDENC in parts A		-	ncil Offic	ficer F	Recommendation	Response
4137.A3			0	М									
Document:				Site	e: 846/ASN040	Land at Cri	chton Farm					PEX Session:	
Policy:			Мар	o:			lss	sue:					
Summary:													
Item Ques	stion												Representation Text

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

Comments of the Cwmbach Action Committee.

This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.

Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.

Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.

General comments of the Cymbach Action Committee

- 1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).
- 2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.
- 3. In March 1975, the former Cynon Valley Borough Council approved a report by William F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip:
  "Suggested proposals" (1975)

In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.

In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.

It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.

Item Question Reply Soundness Tests

# Rhondda Cynon Taf County Borough Council Local Development Plan

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Item Questi	on					Reply					Soundness Tests
field	have no adverse comments the subject of the subject	and to the bound	ary of Crich	nton Farmhouse and C	ottage be adde						shing themselves into a self
Alte Site Pro Sett	rnative site number AS(N)41 :: Land at Crichton Farm posed Alternative Use: Const tlement: Cwmbach nments of the Cwmbach Acti	servation Area	ole:								
Item Que		ct (No) to incl of	eite?								Representation Text
Summary:								·			·
Policy:			Мар:			Issue	:				
Document:				Site: 856/ASN0	41 Land at Cri	chton Farm				PEX Session	n:
4137.A4			0	M							
The on p "We P1 - resi C2 -	exclusion of the site from the bage 2 e will seek to protect, enhance Below - consultation with residents to make valid represent to the consultation with residents to make valid represent to the consultation with residents to make valid represent to the consultation with residents to make valid regard to the consultation with residents to the consultation of the consultation with residents and the consultation of the consultation with residents and the consultation of the consulta	ELDP as propose e and manage the sidents in this pa ntations for exclusi lational Policy on	ed alternation and alternation are natural and inticular areasion of the son Green We	nd semi natural enviro a has been minimal ar site from the plan.	nment, its resou	rces and its bid	diversity"			·	
2 5	Why Incl/Excl of site in	nproves soundne	ess?								
Rep'n No	Accssn No Date Lodged	Late? Source	Туре Мос	de Status Modified	TREAT Petition of	EVIDENCE in parts Add	-		Officer	Recommendation	Response
	' '										

2 5 Why Incl/Excl of site improves soundness?

The inclusion of this site would reinforce the RCT, LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	le Status Modified	TREAT Petition of	_	E NOFRTF d'I SA/SEA	cil Officer	Recommendation	Response
1137.A5			0	М						
Document:				Site: 846/ASN0	40 Land at Cri	chton Farm			PEX Session:	
Policy:			Мар:			lssu	ie:			
Summary:								 		
Item Ques	 stion							 		Representation Text

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

I strongly object to the development proposed in Cwmbach.

The land between Abernant (including Abernant Golf Club) and Cwmbach is Green wedge land. Policy NSA 24.

The damage to wildlife would be vast. The loss of beauty of the trees which include many oak trees which have preservation order on them.

The loss of our public walking on the Werfa would be a great loss to the community, as this is used constantly. Along this walkway can be seen a huge variety of animals and birds including, rabbit, fox, squirrel, herons, wild duck, bats, hawks, buzzards, chaffinch, greenfinch, goldfinch, larks, magpies, thrushes, blackbirds, sparrows, owls, nuthatches, just to name a few would lose their habitat permanently.

There is an estimated 6 million tonnes of coal/shale in these areas that would take years to remove, in preparation for residential units. The noise levels due to machinery/washery/lorries etc. causing pollution and dust, would be unbearable for years to come.

This would also affect House Sales. The local schools are full now. This is definitely not a good proposal and would be a nightmare for people of this community.

Item Question Reply Soundness Tests

#### 2 5 Why Incl/Excl of site improves soundness?

I strongly object to the development proposed in Cwmbach.

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This would also affect House Sales. The local schools are full now. This is definitely not a good proposal and would be a nightmare for people of this community.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn No Date Lodg	ged Late? Source	Type Mod	e Status Modifie	TREAT d Petition of	EVIDENCE NO FR in parts Add'l SA/SE		Officer Recommendation	Response
4137.A6		0	М					
Document:			Site: 1100/A	ASS022 Crichton	Farm		PEX Session	on:
Policy:		Мар:			Issue:			
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Item Question								Representation Text
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Item Question	- — — — — –				— — — — — — — — — Reply		- — — — — — — —	Soundness Tests
2 5 Why Incl/Excl of si	te improves soundn	ess?						
squirrel, herons, wild duck, be permanently.	(including Abernant of the vast. The loss of gon the Werfa would ats, hawks, buzzard on tonnes of coal/shunbearable for years	Golf Club) and be auty of the auty of the auty of the auty of the second control and the se	ne trees which ind loss to the comm greenfinch, goldfi areas that would	clude many oak tree nunity, as this is use inch, larks, magpie take years to remo	es which have preservation described constantly. Along this was, thrushes, blackbirds, space, in preparation for residue.	valkway can be see parrows, owls, nutha dential units. The no	n a huge variety of animals and atches, just to name a few woul pise levels due to machinery/wa e of this community.	d lose their habitat
4137.A7		0	М			<b>V</b>		
Document:			Site: 1018/A	ASN137 Land at T	alygarn		PEX Session	on:
Policy: Summary:		Мар:			Issue:			
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Item Question								Representation Text
1 3 - 4 Support (Vac) or o	shiect (No.) to incl of	cito?						

Sustainability appraisal submitted.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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4137.A8				0	М						
Document:					Site: 1100/AS	SS022 Crichton	Farm			PEX Session	n:
Policy: Summary:				Мар:			lssue:				
Item Que	stion			- <u> </u>							Representation Text
Prop Settl Com We l as a `This valle cons retur Any sugg is no Any	lement: Cwm nments of the have an obje agricultural as area of land eys of Cwm-Y sider should la proposal to to gests, Chrich t decipheral proposal to to	ative Use; Includibach Cwmbach Actiction to the proparea as it is curd includes matur Felyn-Newydd prevail Although andscape. Emove Chricthtton tip does havole as a standaldevelop housing	on Committee cosed extensi- rently, in the in- re woodland; g and Nant-Y G part of the sit on Tip would be an industrial on the site w	e. on of the LDP nterests of loca grasslands and eugarn includir te has at one til be injurious to l al past. Howeve artifact.	Residential Bounda I visual and landsca I disused colliery s ng the Aberadre Go me been despoiled ocal residential and er, industrial activity an unwarranted ex	ape amenity, compoil tips which are off Course, a natural and scarred by discounting of was abandoned epansion of Cwml	e covered by densely ral green wedge betondustrial developme on account of noise, on in excess of seventy	a of land referred to wooded mature to ween the residenti- int that part of the li- dust and pollution to y years ago. It is Un puntryside to the do	o in Alternative rees. It forms all settlements and common that would inequivocal the etriment of local properties.	re Sit number AS(N)41. together with the mature s of Cwmbach and Aberr ly referred to as Chrichton vitably arise from such a	nant/Plasdraw, which we n tip, has long since n operation. As the name to the local landscape and
Item Questic	- — — — - on						Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area.

The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the |National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	us Modified	TREAT Petition of		-	-	HR EVID. Repr Cour	ncil Offic	er Red	commendation	Response	
4138.A1			0	N	1			[							
Document:				S	Site: 904/ASN0	49 Land south	of Heol Is	coed					PEX Session:		
Policy:			Ма	p:				lssue:							
Summary:															
Item Ques	====================================									· <del></del>				Rep	resentation Text

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

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

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

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

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

**Representation Text** 

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Rep'n No	Accssn No Date Lodged	Late? So	urce Type Mode	e Status Modified	TREAT Petition of	Recommendation	Response			
4139.A1			0	М						
Document:				Site: 988/ASN0	14 Land at Cw	mbach Road			PEX Session:	
Policy:			Map:			Issue:				
Summary:										

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

Item Question

I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

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Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	: Modified F	TREAT Petition of		_	-	HR EVID. Repr Coun	ncil	Officer	Recommendation	Response
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The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

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Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

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- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Mode Status Modified	TREAT Petition of		_	-	HR EVID. Repr Coun	cil Officer	Recommendation	Response
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1 3 - 4 Support (Yes) or object (No) to incl of site?

Comments of the Cwmbach Action Committee.

This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.

Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.

Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.

General comments of the Cymbach Action Committee

- 1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).
- 2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.
- 3. In March 1975, the former Cynon Valley Borough Council approved a report by William. F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip:
  "Suggested proposals" (1975)

In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.

In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.

It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.

Item Question Reply Soundness Tests

# Rhondda Cynon Taf County Borough Council Local Development Plan

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Alternative site number AS(N)41
Site: Land at Crichton Farm

Proposed Alternative Use: Conservation Area

Settlement: Cwmbach

Comments of the Cymbach Action Committee

We have no adverse comments to make and fully support the intended designation of this mature woodland along the valley Nant-y-Geugarn as a Conservation Area. We can only add that the adjacent fields which rise from this woodland to the boundary of Crichton Farmhouse and Cottage be added to the area to expand the Conservation Area as the fields are now establishing themselves into a self seeded young woodland which could only enhance the uniqueness of the Conservation Area.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The inclusion of this site would reinforce the RCT, LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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

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

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

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

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

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

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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2 5 Why Incl/Excl of site improves soundness?

We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area.

The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the |National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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

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

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

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

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

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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

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Rep'n No	Accssn No Date Lodged	Late?	Source T	Гуре	Mode .	Status	TREAT  Modified Petition of		-	NO FRTI I SA/SEA	cil Officer	Recommendation	Response
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Policy:				Мар	):				Issue	:			
Summary:													
Item Ques											 		Representation Text

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source T	ype	Mode	Status	s Modified	TREAT Petition of		-	NO FRTH SA/SEA		ncil	Officer	Recommendation	Response	
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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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Summary:																
Item Ques	tion														Representation	on Text

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

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

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

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

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

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source	Туре	Mode S	Status	TREA Modified Petition of		_	-	THR EVID. A Repr Coul	ncil Off	ficer	Recommendation	Response	
4140.A6				0	W	М										
Document:						Site	e: 960/ASN053 Land a	djacent to I	Meadow	View, Nor	th			PEX Session:		
Policy:				Мар	:				Issue	e:						
Summary:																
Item Ques	stion														Representation Text	t

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

**Representation Text** 

Filtered to sh	ow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? S	Source Type M	ode Status Modified	TREAT Petition of	EVIDENCE in parts Add'l	-	cil Officer	Recommendation	Response
4141.A1			0	M						
Document:				Site: 988/ASN0	14 Land at Cw	mbach Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										

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

Item Question

I object to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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

iltered to show:	(All representations)

Filtered to sh	ow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l S			Recommendation	Response
4141.A2			0	М						
Document:				Site: 1118/ASS	009 Land at C	wmbach Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	tion									Representation Text
1 3 - 4 I obje	Support (Yes) or object to the inclusion of the abo	` ,		e development re: of u	use from open a	gricultural land or 'G	Green Wedge	Space' into a futur	re housing development for the	following reasons:
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The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

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building site is through the Glade this will be unacceptable as young children play in the area.

Soundness Tests Item Question Reply

2.5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

12/11/2009 Page 1655 of 2323

## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of	EVIDENO in parts	-	-	ncil O	Officer	Recommendation	Response
4141.A3			0	М									
Document:				Site	e: 846/ASN04	40 Land at Cri	ichton Farm					PEX Session:	
Policy:			Мар	):			Is	sue:					
Summary:													
Item Ques	stion		·			· ·				 			Representation Text

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

Comments of the Cwmbach Action Committee.

This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-v-Felvn-Newydd and Nant v Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.

Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests. Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.

Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.

General comments of the Cymbach Action Committee

- 1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).
- 2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.
- 3. In March 1975, the former Cynon Valley Borough Council approved a report by William F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975)

In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.

In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.

It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.

Item Question Reply

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

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C2 - It does not have regard to National Policy on Green Wedge Land.

C3 - It does not have regard to the Wales Spatial Plan.

12/11/2009 Page 1657 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	how: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		il Officer	Recommendation	Response
4142.A1			0	М						
Document:				Site: 988/ASNO	)14 Land at Cv	mbach Road			PEX Session	n:
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
rea Dai is n buil The zon As skil effii pro are Env Taf	ject to the inclusion of the above sons:  mage to Health and Well-being of acceptable to residents in the ding site is through the Glade in irreversible damage to this dependence of Acceptable in the RCT LCP included area offering high quality of cient settlement patterns to min	g of the population of the pop	ion adjacent to The building cceptable as yen Wedge Are provides a grassembly Governal yet distinct d take up" and is a 'Green Wedges not prejublems of drain rone to floodingorks. And im	o site due to air pol if proposed should young children play ea' which will alter a reen amenity which ernments objectives ively Welsh" Also to d also to "manage u'edge Site' and is ic idice the open naturage of water and in age of water and in age, especially along portantly the impact	lution and noise have been com in the area.  and deprive the significant of the local de o "Promote morurban form throudentified as such re of the land.  Increasing flooding river frontages to on the abundant	pollution. Heavy lorripleted at the same tilespace for living enjoyer rural feel. This loss signation of green were balanced developing controlled expansion in the Cynon Valley ag by surface water from the ribbon developing the wildlife and trees a	ies, machinery and a me as the Glade and ed by local people of amenity is unacceedges; the National nent to reduce pression to assist in safet Local Plan proposal om the development ment has occurred and plants.	subsequent of not after response to the propose eptable.  Policy Control of the sures and fuguarding the control of the topo o	addition of added traffices addition of added traffices added to the sed site over the last cest outlines in the Wales of the maintain quality of a countryside from encroside (a) ENVP2 - 'Green West or additional traffic	c and domestic noise in area cess to the new proposed entury. The area is a buffer se Spatial Plan: "An innovative life" and "Promote resource pachment" The land edges' Number 4. Within these onment of Rhondda Cynon

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12/11/2009 Page 1658 of 2323

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Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	de Status Modified	TREAT Petition of		IO FRTHR EVID. SA/SEA Repr Col	ıncil Officer	Recommendation	Response
4142.A2			0	M						
Document:				Site: 1118/ASS	S009 Land at	Cwmbach Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	 etion	· <u>— — — —</u>								Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?							
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12/11/2009 Page 1659 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status Mod	TREAT dified Petition of		-	-	HR EVID. \ Repr Coun	cil Office	r Recommendation	Response
4143.A1			0	М			[					
Document:				Site: 10	01/ASN048 Land at G	arth Farm					PEX Session:	
Policy:			Мар	):			lssue:					
Summary:												
Item Que	stion											Representation Text

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

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

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

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

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

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

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

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

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

12/11/2009 Page 1660 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	TREAT Modified Petition of	EVIDENCE in parts Add	-	ncil Officer	Recommendation	Response
4143.A2			0	М						
Document:				Site	e: 904/ASN049 Land south	of Heol Iscoed			PEX Session:	
Policy:			Мар	:		Issu	e:			
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12/11/2009 Page 1661 of 2323

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Mode Status Modified	TREAT Petition of			IO FRTHR EVID. SA/SEA Repr Cou	ncil Officer	Recommendation	Response
4143.A3			0	М							
Document:				Site: 970/AS	N050 Land of He	eol y Parc				PEX Session:	
Policy:			Мар:			lss	sue:				
Summary:											
Item Ques	stion										Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Mod	de Status Modified	TREAT Petition of	EVIDENCE in parts Ado			cil Officer	Recommendation	Response
4143.A4			0	М							
Document:				Site: 961/ASN05	1 Land adjac	ent to the Willo	ws and Heol	l Dowlais		PEX Session:	
Policy:			Мар:			Issue	<b>)</b> :				
Summary:											
Item Ques	stion										Representation Text

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

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

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

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

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

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

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

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

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

12/11/2009 Page 1663 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Node Status Modified	TREAT Petition of			HR EVID. Repr Coun	ncil Officer	Recommendation	Response
4143.A5			0	M			[				
Document:				Site: 886/ASN0	052 Ffrwd Philli	p Farm				PEX Session:	
Policy:			Мар:			ŀ	ssue:				
Summary:											
Item Ques	 etion							 			Representation Text

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

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

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

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

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12/11/2009 Page 1664 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Mode Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
4143.A6			0	М						
Document:				Site: 960/ASN	053 Land adjac	ent to Meadow	View, North		PEX Session:	
Policy:			Мар:			Issu	e:			
Summary:										
Item Ques	etion							 		Representation Text

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

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

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

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12/11/2009 Page 1665 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mod	le Status Modified	TREAT Petition of		-	O FRTHR E\ SA/SEA Rep		cil Officer	Recommendation	on	Response
4144.A1			С	М									
Document:				Site: 988/ASN	014 Land at C	Cwmbach Ro	ad				PEX Se	ession:	
Policy:			Мар:			ı	lssue:						
Summary:													
Item Qu	estion												Representation Text
rea Da is r bui Th zor As ski effi pro are	Support (Yes) or object to the inclusion of the about sons:  mage to Health and Well-bein not acceptable to residents in taking site is through the Glade in the between the settlements of outlined in the RCT LCP included area offering high quality of cient settlement patterns to misposed as an alternative site for as development will only be provironmental concerns about actif means that large areas of vanoving coal from tips and externatives are settlements.	g of the populibles community this will be un esignated 'Grabernant which ding National of life-internation development development ermitted which ding more prilley floors are	ation adjacent. The building acceptable as een Wedge Assembly Go and take up a tis a 'Green' or does not present of draprone to flood	t to site due to air pol g if proposed should s young children play area' which will alter a green amenity which evernments objectives ctively Welsh" Also t and also to "manage" Wedge Site' and is in ejudice the open natu	Illution and nois have been continuous the area.  and deprive the gives the area is for the local do "Promote mourban form throdentified as sure of the land.  Increasing flood or giver frontage:	se pollution. I mpleted at the space for live a rural feel. designation of one balanced bugh controlle ich in the Cynding by surfacts where ribbots	Heavy lor e same t ving enjoy This loss f green w I develop ed expan- ion Valley ce water to con develop	rries, machinitime as the G  yed by local p s of amenity if wedges; the N ment to redu sion to assis y Local Plan from the deve	ery and people of sunacces vational sce pres t in safe propos	subsequent on the proportion the proportion the proportion the proportion the proportion that the proporti	at addition of added residents moved in.  cosed site over the latext outlines in the Viruther maintain qual ne countryside from 106) ENVP2 - 'Greer cography and water	traffic and do If access to ast century. T Wales Spatia lity of life" an encroachme n Wedges' N environment	omestic noise in area the new proposed  The area is a buffer  al Plan: "An innovative the distribution of the land lumber 4. Within these to f Rhondda Cynon
Su	stainability issues and over de	velopment of	the settlemen	t putting pressure on	transport and I	local ameniti	es and in	nfrastructure i	ncludin	g schools a	nd existing estates.		
	mage in the long term to the opport/promote tourism.	pen nature of	the land and o	continued need for er	nvironmental im	nprovement/p	rotection	n to protect th	ne uniqu	ue and natur	al beauty and herita	ge which in t	turn will
\//	also object to paper AS(S)0	Include within	residential se	ttlement houndary m	ans attached								

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

12/11/2009 Page 1666 of 2323

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

i ilicica lo sil	ow. (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE in parts Add	-		ncil Officer	Recommendation	Response	
4144.A2			0	M			<b>✓</b>					
Document:				Site: 1118/ASS	S009 Land at 0	Cwmbach Road				PEX Session:		
Policy:			Мар:			Issue	):					
Summary:												_
Item Ques	 tion										Representation Text	:
1 3-4	Support (Yes) or object	ct (No) to incl	of site?									
Lobio	et to the inclusion of the abo	vo cito in tho	I DD for future	dovolonment re: of u	ico from onon o	aricultural land o	r 'Groon V	Vodao Spaco	' into a futur	housing dovolonment for the	o following reasons:	

I object to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on Page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

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- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Flitered to snow	/: (All representations)								
Rep'n No A	ccssn No Date Lodged Late:	? Source Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FR' in parts Add'l SA/SE	—	ncil Officer	Recommendation	Response
4144.A3		] S	М						
Document:			Site: 1173/ASE Cwmbach	0009 NSA 9.9	- Remainder of Ynyscynor	n Farm,		PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Questio	on								Representation Text
1 3 - 4	Support (Yes) or object (No)	to incl of site?			No				

I support the deletion of this alternative plan from the LDP. I believe that the developers have failed to discharge their duty to residents living in areas of Ynyscynon Park. There are remedial works still waiting to be done in order for roads to be adopted and have been for over 20 years.

Therefore I feel that developers may leave new residents in the same position. Fighting for every step to be done.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sho	ow: (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode S	Status Modified	TREAT Petition of	EVIDEN in parts				cil Officer	Recommendation	Response
4145.A1			0	М								
Document:				Site: 988/ASN0	14 Land at Cv	vmbach Ro	ad				PEX Sess	sion:
Policy:			Мар:			I	ssue:					
Summary:												
Item Quest	tion											Representation Text
reason  Dama is not buildir  The iri	age to Health and Well-being acceptable to residents in th ng site is through the Glade	ye site in the LE g of the populat his community. this will be unac esignated 'Gree	DP for future de ion adjacent to The building if cceptable as yo en Wedge Area	site due to air polli proposed should l bung children play i a' which will alter ai	ution and noise have been com in the area. nd deprive the s	pollution. It pleted at the space for live	Heavy lor e same t ving enjoy	ries, mad ime as th	chinery and ne Glade ar cal people	I subsequent and not after it	t addition of added tra esidents moved in. If	elopment for the following  affic and domestic noise in area access to the new proposed  century. The area is a buffer

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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Item Question

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12/11/2009 Page 1669 of 2323

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

	(/ / op/occ/a											
Rep'n No	Accssn No Date Lodged	Late? So	ource Type Mod	le Status Modified	TREAT Petition of	EVIDENCE in parts Add	-		ocil Officer	Recommendation	Response	
4145.A2			0	М			<b>V</b>					
Document:				Site: 1118/ASS	009 Land at C	wmbach Road				PEX Session:		
Policy:			Мар:			Issu	э:					
Summary:												
Item Que	stion										Representation To	ext
13-4 Iobi	Support (Yes) or object to the inclusion of the abo	` '		e development re: of u	ıse from open a	aricultural land	or 'Green W	edae Space	e' into a future	e housing development for th	e following reasons:	<b></b>

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

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As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international vet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 include within residential settlement boundary maps attached.

**Soundness Tests** Item Question Reply

2.5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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**Soundness Tests** 

Filtered to		y: Represe	entation No			Knoi	ndda Cynon Taf C	ounty Borough Counc	cii Locai Development Plar
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO Fi in parts Add'l SA/S	RTHR EVID. SEA Repr Council Offi	cer Recommendation	Response
4145.A3			0	М					
Document:				Site: 1100/AS	S022 Crichton	Farm		PEX Session:	
Policy: Summary:			Мар:			lssue:			
Item Qu	uestion								Representation Tex
- T - H - T - S - v - v The Pri de <sub>l</sub> Pe Ve Fo Wa Ms	thout doubt this development of the greater crested newt Horseshoe Bats The Dormouse Snakes various types of wild birds various types of insect (including various types of rare & wild plange species listed above inhabit since Charles stated on last We pleted natural recourses ople must realise that they are my relevant proposal! Illowing environment minister Jales `carbon emmisions to climes.Davidsons campaign.	ng the Bee - nts. the alternation dnesday 150 not 'Masternane Davidsonate change	an essential pove site No; AS( the on the Dimbles of Creation`ration appeal on united and plans to income the second seco	ollinator of crops & w S) 22 & AS (S) 40 C eby Lectures : - The other just one part of cube.www.you-tube.c clude a new pilot to I	rild plants) Curre Crichton Farm gri quest for unlimit a fragile natural com/watch?v=wjz lower carbon foo	ntly in server decline d ref:- E301852 N2026 ed economic growth is s world. enokdicw. Where Ms Da tprint. We fail to see hor	02, as well as alternative sustainable and could ba widson reveals details on w a residnetial developm	site AS(N0 41 conservation and an arrivation of the environment through the environment through the wellsh Assembly Gottent on such a green area of Conservation.	th climate change and  overnment hopes to cut  cwmbach can support

Item Question Reply Soundness Tests

Why Incl/Excl of site improves soundness?

already stretched system!

2 5

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the R.C.T C.B.C. local development Green Wedges Topic Paper which states on page 2'We will seek to protect, enhance and manage the natural & semi natural environment, its recourses and biodiversity.

It puzzles us how R.C.T C.B.C. is going to financially support this huge residential development with the public services its requires ie schools, main hospitals, doctors and dentists, highways etc. an

P1 Below - consultation with residents in this particular area has been minimal & left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for the exclusion of the site from the plan.

C2 It does not have regard for National Policy on green wedge land.C3 It dies not have regard to the Wales Spatial Plan.

12/11/2009 Page 1671 of 2323

## Rhondda Cynon Taf County Borough Council Local Development Plan

**Representation Text** 

Filtered to show. (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Sou	ırce Type	Mode Status Modified	TREAT Petition of	EVIDENCE in parts Add'l	-		Officer	Recommendation	Response
4145.A4			0	M							
Document:				Site: 1087/ASS	S040 Land sout	h of Grovers Field	d			PEX Session:	
Policy:			Мар	:		Issue:					
Summary:											

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

We strongly object to the inclusion of the above site in the L.D.P for future development. Without doubt this development can cause major destruction and environmental damage to the large number of protected species and their habitats in particular -

- The great crested newts
- Horseshoe Bats
- The Dormice
- Snakes

Item Question

- Various types of wild birds
- Various types of insects (including the bee an essential pollinator of crops and wild plants

The species listed inhabit the alternative site no: AS(S)22 and AS(S)40 Critchton Farm Grid Ref: E301852 N 202602. As well as alternative site AS(N)41 conservation area Ref: E 301751 N 202750. H.R.H Prince Charles: The quest for unlimited economic growth is unsustainable and could bankrupt the environment through climate change and depleted natural resources said on the dimbleby lecture last Wednesday 15th July. He also said 'people must realise they are not 'The Masters of Creation' rather just one part of the fragile natural world.. Very relevant to this proposal!

Following Environment Minister Jane Davidson appeal found on You Tube www.youtube.com/watch?v=wjznokdicw where Mrs Davison revealed details on how the Assembly Government hopes to cut Wales carbon emissions to tackle climate change and plans to include a new pilot to lower carbon footprint. We fail to see how a residential development on such a green area of Cwmbach can support Mrs Davidson's campaign.

We are also concerned that given our country is experiencing the worst recession since the great depression of the 1920's with national, local government and local budgets being effectively cut. It puzzles us how RCTCBC is going to financially support this huge residential development and dentists Highways already etc an already stretched system!!

Item Question Reply Soundness Tests

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12/11/2009 Page 1672 of 2323

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

Filtered to show: (All representations)

Rep'n No Ac	ccssn No Date Lodged	Late? Sour	ce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA	cil Officer	Recommendation	Response
4145.A5			0	М					
Document:				Site: 1100/ASS	022 Crichton F	arm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Question	1						 		Representation Text
1 3-4	Support (Yes) or object	(No) to incl	of site?				 		

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Item Question Reply Soundness Tests

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- C3 It does not have regard to the Wales Spatial Plan.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Rep'n No	Accssn No Date Lodged	Late? S	Source Type N	Mode Status Modified	TREAT Petition of	_	E NO FRT Id'I SA/SE/	THR EVID. A Repr Council (	Officer R	ecommendation	Response	
4145.A6			0	М								
Document:				Site: 856/ASN(	041 Land at Cri	ichton Farm				PEX Session:		

Summary:

| Item Question | Representation Text |

Issue:

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

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Filtered to show: (All representations)

- Horseshoe Bats
- The Dormice
- Snakes

Policy:

- Various types of wild birds
- Various types of insects (including the bee an essential pollinator of crops and wild plants

Map:

The species listed inhabit the alternative site no: AS(S)22 and AS(S)40 Critchton Farm Grid Ref: E301852 N 202602. As well as alternative site AS(N)41 conservation area Ref: E 301751 N 202750. H.R.H Prince Charles: The quest for unlimited economic growth is unsustainable and could bankrupt the environment through climate change and depleted natural resources said on the dimbleby lecture last Wednesday 15th July. He also said 'people must realise they are not 'The Masters of Creation' rather just one part of the fragile natural world.. Very relevant to this proposal!

Following Environment Minister Jane Davidson appeal found on You Tube www.youtube.com/watch?v=wjznokdicw where Mrs Davison revealed details on how the Assembly Government hopes to cut Wales carbon emissions to tackle climate change and plans to include a new pilot to lower carbon footprint. We fail to see how a residential development on such a green area of Cwmbach can support Mrs Davidson's campaign.

We are also concerned that given our country is experiencing the worst recession since the great depression of the 1920's with national, local government and local budgets being effectively cut. It puzzles us how RCTCBC is going to financially support this huge residential development and dentists Highways already etc an already stretched system!!

Item Question Reply Soundness Tests

#### 2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforced the RCTCBC Local Development Green Wedges Topic Paper which states on page 2:

'We will seek to protect, enhance and manage the natural and semi natural environment, to resources and its biodiversity'

- P1 Below Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given to residents to make valid representations fro exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to	show:	(All representa	tions)								
Rep'n No	Acc	essn No Date Lo	ndged Late? Sour	rce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FF in parts Add'l SA/S		Officer	Recommendation	Response
4146.A1				0	М	Yes	1001				
Document	t:				Site: 988/ASI	N014 Land at C	wmbach Road			PEX Session	n:
Policy:				Мар:			Issue:				
Summary:		<u></u>		<del></del>	<u></u>	<u></u>		· <u></u>		<u></u>	
Item Q	uestion										Representation Text
re D is bi Ti zc A sl ef pi au	object to easons:  tamage to not accuilding so the irreverse one between so outline killed are frictions of the composed reas development of the composed of t	the inclusion of to Health and We eptable to reside ite is through the ersible damage to ween the settlement of the extrement pattern as an alternative relopment will onlental concerns also that large area	ell-being of the populants in this community Glade this will be under this designated 'Gents of Abernant which is to minimise rural lies a site for development by be permitted which cout adding more property of the popular of the popular in the p	lation adjacer ty. The buildin nacceptable a reen Wedge a ch provides a Assembly Go ional yet distin and take up" a int is a 'Green th does not pr roblems of dra e prone to floo	nt to site due to air p ng if proposed shou as young children pla Area' which will alter a green amenity which overnments objectiv nctively Welsh" Also and also to "manage an Wedge Site' and is rejudice the open na ainage of water and oding, especially alor	collution and nois ld have been cor ay in the area.  If and deprive the ch gives the area es for the local do to "Promote more urban form throes identified as sucture of the land.  Increasing flooding river frontages	space for living enjoyed a rural feel. This loss of esignation of green wedgore balanced developmer bugh controlled expansion ch in the Cynon Valley Log	s, machinery and sub as the Glade and no by local people on the amenity is unaccept ges; the National Po not to reduce pressur in to assist in safegua cal Plan proposal (1	bsequent not after re the propositable. blicy Conte res and fu arding the 1991-200	addition of added traffices addition of added traffices added to the seidents moved in. If accept a site over the last celevate outlines in the Wales arther maintain quality of the countryside from encrosides (a) ENVP2 - 'Green Wedgraphy and water envir	c and domestic noise in area cess to the new proposed entury. The area is a buffer see Spatial Plan: "An innovative life" and "Promote resource pachment" The land edges' Number 4. Within these conment of Rhondda Cynon
		,	·		1 01	•	ocal amenities and infras	0		J	hich in turn will
	_	romote tourism.	,							,	

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Source	eType M	lode Status Modified	TREAT Petition of		-	-	HR EVID. Repr Counc	il Officer	Recommendation	Response
4146.A2			S	М	Yes	1001 🔲	[					
Document:				Site: 856/ASN0	41 Land at C	richton Fari	m				PEX Session:	
Policy: Summary:			Мар:				lssue:					
Item Que	stion									<del></del>		Representation Text
Site Prop Sett Con We adja	rnative site number AS (N0 4' Land at Crichton Farm bosed Alternative Use: Considerent: Cwmbach ments of THE Cwmbach Achave no adverse comments t	ervation Area tion Committee o make and full is woodland to t	y support	lary of Crichton Farmhor	use and Cottag	ge be adde					Conservation Area. We can or Area as the fields are now es	
Item Questic	on					— — — F	Reply					Soundness Tests
2 F	Mby Inal/Eyel of oita in	nrovoo coundn	0002									

2 5 Why Incl/Excl of site improves soundness?

The inclusion of this site would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		-	-	HR EVID. Repr Cour	ncil Off	ficer	Recommendation	Response
4146.A3			0	М					✓					
Document:				Site	e: 1118/ASS0	009 Land at C	wmbach R	oad					PEX Session:	
Policy:			Map	):				lssue:						
Summary:														
Item Ques	stion		·											Representation Text

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

Tobject to the inclusion of the above site in the LDP for future development re: of use from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents move in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of Life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment". The land proposed as an alternative site for development is a Green Wedge Site and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2 - "Green Wedges" Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "the topography and water environment of Rhonda Cynon Taff means that large areas of Valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

#### 2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on Page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

12/11/2009 Page 1677 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Aco	ssn No Da	te Lodged	Late?	Source T	Гуре Л	Mode Status	Modified	TREA Petition of				HR EVID. \ Repr Co	uncil	Office	Reco	mmendat	ion	Response	
4146.A4						0	М													
Documen	t:						Site	e: 846/ASN	040 Land at	Crichton Fa	ırm						PEX S	Session:		
Policy:						Мар:					Issue:									
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Item Q	uestion																		Representation	n Text
Ti da C W Ti aa sa Ti ca g	he appe amage t wmbach Ve also c he issue t Llangor chool pic he loss c ommunit eneral e	arance of C he unique on as historic object becar which affect rse and Brid sk up time. of identity and y and we all thos of the v	wmbach es haracter of ally a mining use of destr ets us also is lige Roads a Residents f and ethos of of value our s illage and in	specially the village and the uction of sthe increased in a seel that, Cwmbacense of t's social	from the Cope from a ten industrict habitat/agrease in lessafety issuithe recent the is thread belonging l/communi	Cwmb. tradition ial area griculti evels of the control it deve	ach Canal R onal village v a into a subu ural land and f nuisance n fnyscynon Si lopment of R by the village adds to our f I welfare. Cv	toad, The Yr with some m urban comm d particularly noise and tra- treet more h Redrow esta e becoming eeling of sa wmbach has	nodern develonuter belt for the destruction of the	old and from oment into a e cities. We on of trees indverse affer more cars in rivate build coss of a cer children go mmunity wh	a modern le also ta ncluding ected from in the vice is is sufficient to the share play	those with movercro cinity. Schocient for the feel of a shops, school groups, C	ment with s with alteral h preserva wding of the lool buses he village a trong comi	some tion of tion of the villa alread at this munity. Mo	tradition f drainage orders.  age. Particularly find it time and y which wore deve	al housing the pattern of the patter	ng. This wins.  I big issue on avigate of urther burready. We will damage	e at the loca e around pa uilding will t e re a well of ge the feeli	al schools at pick up time arked cars at peak threaten the safety.  established multicultural ing of belonging and e famous Male Voice	
Item Ques	stion										Reply					- — —			Soundness	Tests

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces

Safer Communities

Our Living Space

Our Health and Well Being

And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows:

#### Delivering the Community Strategy Vision LDP Objectives

- 3.4. In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development.
- 3.5. The objectives of the Rhondda Cynon Taf LDP are to:

#### Sustainable Communities

- 1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key Settlements in the north and south of the County Borough.
- 2. Promote integrated communities within the Principal Towns. Key Settlements and other sustainable settlements by ensuring the development of a high quality built environment that provides opportunities for living, working and socialising for all

#### Achieving Potential

3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough.

#### Better Quality of Life

4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole.

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

Filtered to sh	now: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? S	ource Type Mode	e Status Modified	TREAT Petition of	EVIDENCE in parts Add'		IR EVID. Repr Council Officer	Recommendation	Response
4146.A5			0	М						
Document:				Site: 846/ASN0	040 Land at Cri	chton Farm			PEX Session:	
Policy:			Map:			Issue				
Summary:										
Item Que	stion	·								Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to i	ncl of site?							
	ect to the inclusion of the abo elopment for the following rea		the LDP for future	development re: rem	noval of coal tips	and change of	use of land	from open agricultural la	and or 'Green Wedge Space' ir	nto a future housing
									s including coal. Heavy lorries,	

this development (source: national statistics online).

The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer

zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.

As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006\_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of Way. Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

P1 - Below - Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given to residents to make valid representations for exclusion of the site from the plan.

C2 - It does not have regard to National Policy on Green Wedge Land.

C3 - It does not have regard to the Wales Spatial Plan.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

rillered to si	ow. (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type  I	Mode Status Modified	TREAT Petition of		-	-	HR EVID. I Repr Coun	cil Officer	Recommendation	Response
4146.A6			0	М								
Document:				Site: 846/ASN0	040 Land at Cr	ichton Farr	n				PEX Session:	
Policy:			Мар:				lssue:					
Summary:												
Item Ques	etion						<u></u> -					Representation Text

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

KEI KEOLIIIA	by. Representation No		Mionaa	a Cynon Tai Coan	ty Boroagii ocano	ii Eoodi Bevelopiiletti i lai
Filtered to show:	(All representations)					
Rep'n No Accs	sn No Date Lodged Late? Source Type Mode S	TREAT Status Modified Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA	—	Recommendation	Response
4146.A7	S	M Yes	960 🗌 🔽			
Document:		Site: 1173/ASD009 NSA 9.9 - Cwmbach	Remainder of Ynyscynon F	arm,	PEX Session:	
Policy:	Мар:		Issue:			
Summary:						
Item Question						Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site?		No			
area we fee	t the deletion of this site from the alternative sites require those that live in that street require space for living in the privacy, light and well being (overcrowding of a	. The change of use of this land fro	m former agricultural land a	ttached to what was Ynys		
exacerbate	in Well Place and the bungalows adjacent to the larg ad by development of fields above. The main roads be long term problems and expense in rectifying flood	etween Cwmbach and Aberdare a				
of traffic it v	s are already inconvenienced by flooding causing the vould add to the road passing the Girls Comp, Fire Strastructure in the 'village'.					
•	his land would prevent access to what could be a muon this exclusion.	ich larger development proposes a	above this site which would	increase the issues ment	ioned above tenfold. We t	thank you for considering
Residents of	of Cwmbach. This was supported at a public meeting	g by 350 plus residents on 7/7/09.				

Reply

Item Question

**Soundness Tests** 

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

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for mineral extraction and housing development reinforces

#### Safer Communities

Our Living Space

Our Health and Well Being

And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows:

#### Delivering the Community Strategy Vision LDP Objectives

- 3.4. In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development.
- 3.5. The objectives of the Rhondda Cynon Taf LDP are to:

#### Sustainable Communities

- 1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key settlements in the north and south of the County Borough.
- 2. Promote integrated communities within the principal Towns. Key Settlements and other sustainable settlements by ensuring the development of high quality built environment and provided opportunities for living, working and socialising for all.

#### Achieving Potential

3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough.

#### Better Quality of Life

- 4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole.
- C2 It does not have regard to National Policy on Space for living and would destroy the unique character of Ynyscynon Street which is an excellent example of coal workers cottages from the 1860's that give unique and special character to Cwmbach and is a popular street for those who want modest homes for young families or for the elderly.
- C3 It does not have regard to Wales Spatial Plan.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response  4146.A8  Document: Site: 1100/ASS022 Crichton Farm PEX Session:  Simmary:	
Document:  Site: 1100/ASS022 Crichton Farm  PEX Session:  Policy:  Map:  Issue:	
Policy: Map: Issue:	
Summary:	
Item Question Represen	entation Text
Site: Crichton Farm Proposed Alternative Use: Include within Residential Boundary Settlement: Cwmbach Comments of the Cwmbach Action Committee We have an objection to the proposed extension of the LDP Residential Boundary at the north western extremity of Cwmbach per se as delineated on the plan. We consider that the land is designate as a agricultural area as it is currently, in the interests of local visual and landscape amenity, contiguous with that area of land referred to in alternative site number AS(N)41.  This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valle of Cwm-y-felyn-Newydd and Nant-y-Geugarn including the Aberdare Golf Course, a natural green wedge between the residnetial settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has one time been despoiled and scarred by industrial development that part of the land commonly referred to as Critchton Tip, has long since returned to the landscape.  Any proposal t remove Critchton Tip would be injurious to local residential and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton Tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and not decipherable as a standalone industrial artefact.  Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.	alleys er e nd is
2 5 Why Incl/Excl of site improves soundness?	

We would not support the alternative plan, we want to keep the land for agricultural usem and try to gain additional rights to make the area a conservation area.

The inclusion of this site only as a conservation area wouls reinforce the RCT LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.

Excluding the proposal of the sites' change of boundary for housing development would ensure the preservation of a green wedge area and support the above topic paper.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	how: (All representati	ons)								
Rep'n No	Accssn No Date Loc	dged Late? Sou	ırce Type Mod	le Status Modified	TREAT Petition of		—	ıncil Officei	r Recommendation	Response
4146.A9			0	М	Yes	921 🗌				
Document:				Site: 1100/A	SS022 Crichtor	n Farm			PEX Session	ı:
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
Proj Sett Con We as a `Thi valle cons retu Any sugg is no Any	a agricultural Area as it i s area of land includes it eys of Cwm-Y Felyn-Nev sider should prevail Alth rned to the landscape. proposal to remove Ch gests, Chrichton tip doe of decipherable as a sta proposal to develop ho	n Action Committee proposed extens s currently, in the imature woodland; wydd and Nant-Y Cough part of the si ricthton Tip would s have an industriandalone industrial using on the site v	ee.  ion of the LDP nterests of loca grasslands and Geugarn includir ite has at one ti  be injurious to l al past. However I artifact. vould represent	Residential Bound I visual and landso d disused colliery s ng the Aberadre G me been despoile local residential ar er, industrial activit	cape amenity, co spoil tips which a folf Course, a nat d and scarred by nd visual amenity y was abandone xpansion of Cwn	ntiguous with that area of re covered by densely we ural green wedge between industrial development of on account of noise, dust d in excess of seventy ye	f land referred to ooded mature then the residention that part of the less and pollution the ears ago. It is Unitryside to the de	o in Alternative rees. It forms ial settlement land commor that would ine nequivocal the etriment of lo	we Sit number AS(N)41. together with the mature ts of Cwmbach and Abern ly referred to as Chrichtor evitably arise from such ar	nant/Plasdraw, which we in tip, has long since in operation. As the name to the local landscape and
Item Question	on					Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area.

The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the |National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	how: (All representations)							
Rep'n No	Accssn No Date Lodged	Late? Source Type	Mode Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'I SA/SEA	HR EVID. A Repr Council Officer	Recommendation	Response
4146.A10		S	М					
Document:			Site: 846/ASI	N040 Land at Cricl	nton Farm		PEX Session:	
Policy:		Ма	p:		Issue:			
Summary:								
Item Que	stion							Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl of site?						
	te with reference to the above It this issue has caused some			y to assis	t him in this matter. It has	s come to my attention tha	t the site allocation plan is ina	accurate and as a

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

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

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

Filtered to show: (All representations)

Rep'n No Accssn No Date Lo	odged Late? Sou	rce Type Mod	le Status Modified	Petition of in parts Add'l SA	SEA Repr Council Office	r Recommendation	Response
4147.A1		0	М				
Document:			Site: 988/ASI	N014 Land at Cwmbach Road		PEX Session:	
Policy:		Мар:		Issue:			
Summary:							
Item Question							Representation Text
reasons:  Damage to Health and We is not acceptable to reside building site is through the The irreversible damage to zone between the settlement As outlined in the RCT LC skilled area offering high or settlement to the settleme	ell-being of the populents in this communities Glade this will be used to this designated 'Gents of Abernant which is producing National quality of life-internaties to minimise rural	llation adjacen ty. The buildin nacceptable as reen Wedge A ch provides a I Assembly Go ional yet distin and take up" a	t to site due to air p g if proposed shou s young children pla Area' which will alter green amenity which overnments objective actively Welsh" Also and also to "manage	of use of land from open agricultural land collution and noise pollution. Heavy lorries all have been completed at the same time ay in the area.  It and deprive the space for living enjoyed the gives the area a rural feel. This loss to the collection of green were to to "Promote more balanced developme urban form through controlled expansion."	es, machinery and subseque ne as the Glade and not after d by local people on the prop of amenity is unacceptable. dges; the National Policy Co ent to reduce pressures and	nt addition of added traffic a residents moved in. If accessorsed site over the last cent ontext outlines in the Wales Sturther maintain quality of life	and domestic noise in area ess to the new proposed cury. The area is a buffer Spatial Plan: "An innovative fe" and "Promote resource

TREAT

EVIDENCE NO FRTHR EVID.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
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### Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sr	now: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FR' in parts Add'l SA/SE	THR EVID. A Repr Council Officer	Recommendation	Response
4147.A2			0	M					
Document:				Site: 1118/ASS	3009 Land at C	Cwmbach Road		PEX Session:	
Policy:			Мар:			Issue:			
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Item Que	stion								Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?						
l obje	ect to the inclusion of the abo	ove site in the	LDP for future	e development re: of u	use from open a	gricultural land or 'Green'	Wedge Space' into a future	housing development for the	following reasons:

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The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

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Soundness Tests Item Question Reply

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type Mod	de Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
4147.A3			0	М						
Document:				Site: 846/ASN0	040 Land at Cri	ichton Farm			PEX Session:	
Policy:			Мар:			Issu	e:			
Summary:										
Item Que	stion							 		Representation Text

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

Comments of the Cwmbach Action Committee.

This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-v-Felvn-Newydd and Nant v Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.

Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests. Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.

Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.

General comments of the Cymbach Action Committee

Item Question

- 1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).
- 2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.
- 3. In March 1975, the former Cynon Valley Borough Council approved a report by William, F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley" 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975)

In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.

In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.

It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.

Reply

## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 2 5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan. 4147.A4 М **V** Document: Site: 846/ASN040 Land at Crichton Farm PFX Session: Policv: Map: Summary: Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Noise levels would be unacceptable when removing 1 million tons plus of coal from existing tips. Following development the increase in traffic and 'urban' noise would be increased. Noise is exacerbated in a valley as it "echoes" because of the geographical nature of a "bowl shaped valley" **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? Over development would damage the unique beauty of this area which is abundant in wildlife. A large estate already exists - further development curtailed would help retain a quality "space for living" and preserve health and well being which could be damaged by over-development. 4147.A5 Site: 846/ASN040 Land at Crichton Farm PEX Session: Document: Policv: Map: Issue: Summary: Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Tobiect to the inclusion of this site in the LDP for 2006-2021 because: This land has been marked as a "Green Wedge" between Cwmbach and Abernant and is a well walked area of greenery and recreation for local residents for 100 years +. The inclusion for developing a

This land has been marked as a "Green Wedge" between Cwmbach and Abernant and is a well walked area of greenery and recreation for local residents for 100 years +. The inclusion for developing a housing estate would diminish "our space for living" in a green and "safe" environment. Over development would lead to lack of infrastructure and cope with scale of community and destroy the unique and rural character of the village.

Reply

2 5 Why Incl/Excl of site improves soundness?

Item Question

The exclusion of the site would ensure that a "Green Wedge" remains between settlements, protect the environment (the woods are abundant with wildlife) protect the streams and rover it flows into and retain the unique "space for living" outlined in Assembly plan for Wales.

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Rhondda Cynon Taf County Borough Council Local Development Plan

See Item Questio 2 5 It wo	e National Statistics attached to on  Why Incl/Excl of site impuld enhance the valleys long them wedge" between settlements.	for this disea	se. 	reserving its unique			nts. It would i	mprove the lo	ng term well be	ing of residents PEX Session:	Soundness Tests by providing a "healthy"
See  Item Questic 2 5 It wo "gre	e National Statistics attached to on  Why Incl/Excl of site impuld enhance the valleys long to the state of t	for this disea	dness? mental quality p	reserving its unique	e mix of green and	I domestic settlemer	nts. It would i	mprove the lo	ng term well be		
See Item Questic 2 5 It wo	e National Statistics attached to on  Why Incl/Excl of site impuld enhance the valleys long to the state of t	for this disea	dness? mental quality p	reserving its unique		·	nts. It would i	mprove the lo	ng term well be	ing of residents	
See Item Questio 2 5 It wo	e National Statistics attached to on  Why Incl/Excl of site impuld enhance the valleys long to the state of t	for this disea	se. 			·	nts. It would i	mprove the lo	ng term well be	ing of residents	
See	e National Statistics attached	for this disea	se. - — — — —	s from "Respiratory		Reply		. — — — —	· — — — —		Soundness Tests
See	National Statistics attached	0		s from "Respiratory	'Disease". 						Coundado Tarto
	4 Support (Yes) or object e removal of coal tips to allow	housing dev	elopment would			and Well-being" Air	polluting dus	et and fumes c	eated by remo	ving 1 million to	ns plus of coal could harm
Item Que	estion										Representation Text
Summary:					<u></u>		·				
Policy:			Мар:			Issue:					
Document:				Site: 846/ASN	l040 Land at Cri	chton Farm				PEX Session:	
4147.A6			0	М							
		Late? Soul	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA			cer Recomi	mendation	Response
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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4147.A8 S М Document: Site: 856/ASN041 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Alternative site number AS(N)41 Site: Land at Crichton Farm Proposed Alternative Use: Conservation Area Settlement: Cwmbach Comments of the Cymbach Action Committee We have no adverse comments to make and fully support the intended designation of this mature woodland along the valley Nant-y-Geugarn as a Conservation Area. We can only add that the adjacent fields which rise from this woodland to the boundary of Crichton Farmhouse and Cottage be added to the area to expand the Conservation Area as the fields are now establishing themselves into a self seeded young woodland which could only enhance the uniqueness of the Conservation Area. Soundness Tests Item Question Reply 2 5 Why Incl/Excl of site improves soundness? The inclusion of the site would reinforce the RCT, LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject. 4147.A9 0 M Document: Site: 1100/ASS022 Crichton Farm PFX Session: Policy: Map: Issue: Summary: Representation Text Item Question Support (Yes) or object (No) to incl of site? 1 3 - 4 I object to losing a well established footpath/cycle way/horse trail which has been used for my whole life time and before for the above purpose. It would compromise hedgerows, mature trees and a well used recreational asset for the community would be lost. It would also compromise the 'space for living' in the community of this lane was lost.

2 5 Why Incl/Excl of site improves soundness?

Item Question

The exclusion of this site from the LDP would preserve this lane for recreational use and improve the valleys chances of retaining it's "unique industrial heritage" (The Tramroad) for promoting leisure and tourism in the future.

Reply

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lod	ged Late? Sou	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
4147.A10			0	М						
Document:				Site: 1100/AS	S022 Crichton	Farm			PEX Session	:
Policy:			Мар:			Issue:				
Summary:										
Item Que	stion									Representation Text
Prop Sett Con We as a `This valle cons retui Any sugg is no Any	agricultural Area as it is a area of land includes n bys of Cwm-Y Felyn-New sider should prevail Althorned to the landscape. proposal to remove Chrigests, Chrichton tip does of decipherable as a sta	Action Committe proposed extens scurrently, in the inature woodland; rydd and Nant-Y Gough part of the sincithton Tip would shave an industrial using on the site w	e. ion of the LDP Interests of loca grasslands and Seugarn includir te has at one til be injurious to I al past. Howeve artifact. vould represent	Residential Bounda I visual and landsca I disused colliery spang the Aberadre Gome been despoiled ocal residential and er, industrial activity	ape amenity, control tips which are old tips which are old Course, a natural and scarred by it is usual amenity of was abandoned pansion of Cwmb.	iguous with that area covered by densely ral green wedge betv ndustrial developmen account of noise, d in excess of seventy each into the open co	of land referred to wooded mature to ween the residention that part of the land ust and pollution to years ago. It is Un untryside to the de	o in Alternative rees. It forms all settlements and common that would ine nequivocal the etriment of local control of of local co		ant/Plasdraw, which we itip, has long since operation. As the name to the local landscape and
Item Questio	on					Renly				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area.

The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the |National Policy Context on this subject.

Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.

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

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Rep'n No	Accssn No Date Lodged	Late? Source Typ	e Mode Sta	atus Modified	TREAT Petition of	EVIDENCE in parts Add		IR EVID. Repr Council	Officer	Recommendation	Response	
4148.A1			)	М								
Document:				Site: 988/ASN01	4 Land at Cw	mbach Road				PEX Session:		
Policy:		Ma	ap:			Issue	e:					

Item Question Representation Text

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

Tobject to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE in parts Ado			cil Officer	Recommendation	Response	
4148.A2			0	М			<b>✓</b>					
Document:				Site: 1118/ASS	3009 Land at C	Swmbach Road				PEX Session:		
Policy:			Мар:			Issue	э:					
Summary:												
Item Ques	tion										Representati	ion Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?									
Lohio	ct to the inclusion of the abo	wa cita in tha	I DP for future	development re: of u	ica from onen a	aricultural land	or 'Green W	adaa Saaca	'into a future	housing development for the	e following reasons:	

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Mode Status Modified	TREAT Petition of	_	-	RTHR EVID. EA Repr Cour	ncil Officer	Recommendation	Response
4148.A3			0	М							
Document:				Site: 846/ASN	N040 Land at Cr	ichton Farm				PEX Session:	
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Summary:											
Item Ques	tion	. <u></u> -				·			<del></del>		Representation Text
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General comments of the Cymbach Action Committee

Item Question

- 1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).
- 2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.
- 3. In March 1975, the former Cynon Valley Borough Council approved a report by William, F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip: "Suggested proposals" (1975)

In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.

In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.

It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.

Reply

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 2 5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states "We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity" P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan. C2 - It does not have regard to National Policy on Green Wedge Land. C3 - It does not have regard to the Wales Spatial Plan. 4148.A4 М Site: 856/ASN041 Land at Crichton Farm Document: PEX Session: Policv: Map: Summary: Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site?

Alternative site number AS(N)41

Site: Land at Crichton Farm

Proposed Alternative Use: Conservation Area

Settlement: Cwmbach

Comments of the Cymbach Action Committee

We have no adverse comments to make and fully support the intended designation of this mature woodland along the valley Nant-y-Geugarn as a Conservation Area. We can only add that the adjacent fields which rise from this woodland to the boundary of Crichton Farmhouse and Cottage be added to the area to expand the Conservation Area as the fields are now establishing themselves into a self seeded young woodland which could only enhance the uniqueness of the Conservation Area.

**Soundness Tests** Item Question Reply

2.5 Why Incl/Excl of site improves soundness?

The inclusion of this site would reinforce the RCT, LDP Green Wedge Topic Paper inclusions of April 2008, which sits within the National Policy Context on this subject.

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

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Item Question Representation Text

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

Site; Chrichton Farm

Summary:

Proposed Alternative Use; Include within residential Boundary

Settlement: Cwmbach

Comments of the Cwmbach Action Committee.

We have an objection to the proposed extension of the LDP Residential Boundary at the north western extremity of Cwmbach pre se as delineated on the plan. We consider that the land is designated as a agricultural Area as it is currently, in the interests of local visual and landscape amenity, contiguous with that area of land referred to in Alternative Sit number AS(N)41.

This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-Y Felyn-Newydd and Nant-Y Geugarn including the Aberadre Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Chrichton tip, has long since returned to the landscape.

Any proposal to remove Chricthton Tip would be injurious to local residential and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Chrichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is Unequivocal that the Tip has mended into the local landscape and is not decipherable as a standalone industrial artifact.

Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green edge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

We would not support the alternative plan, we want to keep the land for agricultural use, and try to gain additional rights to make the area a conservation area.

The inclusion of this site ONLY AS A Conservation area would reinforce the RCT, LDP Green Wedges Topic Paper inclusions of April 2008, which sits within the |National Policy Context on this subject. Excluding the proposal of the site change of Boundary for Housing Development would ensure the preservation of a green wedge Area and support the above Topic Paper.

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

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	ncil Officer	Recommendation	Response
4149.A1			0	М					
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Policy:			Мар:			Issue:			
Summary:									
Item Questi	on						 		Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?						

Tobject to the inclusion of the above site in the LDP for future development re: of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. The building if proposed should have been completed at the same time as the Glade and not after residents moved in. If access to the new proposed building site is through the Glade this will be unacceptable as young children play in the area.

The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

As outlined in the RCT LCP including National Assembly Governments objectives for the local designation of green wedges; the National Policy Context outlines in the Wales Spatial Plan: "An innovative skilled area offering high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to "manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan proposal (1991-2006) ENVP2 - 'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - "The topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred" Also concerns about polluting streams and rivers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 Include within residential settlement boundary maps attached.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCT CBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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

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The irrevocable damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlements of Abernant which provides a green amenity which gives the area a rural feel. This loss of amenity is unacceptable.

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Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the open nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

We also object to paper AS(S)9 include within residential settlement boundary maps attached.

Soundness Tests Item Question Reply

2.5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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There is no text on this representation form.

# Rhondda Cynon Taf County Borough Council Local Development Plan

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I write following the residents me surrounding areas.  I have noted the proposed applied development detailed in the applied to the this fact.  I would also draw your attention was to be subject to a judgement the initial plans as these decision.  I trust that you will understand out.  Efail Isaf is a village and if the prunable to take children due to to.	cation for develication. The all fact that there all to the fact that to f Greenfield in a are not made in objections reproposed change of full! What we	lopment by pplicant has sare protected when the initial land and set a de lightly, and sagarding the about the situation local hospitals	in the are set out the reasons v species which habit Il proposals for the baside for landscapir we believe this still t pove, and agree that poted it would become on be if you decided.	ea adjacent to outly development at the trees surrously-pass were subgethus prohibiting thus prohibiting the the initial judger as one with left to accept plann	ur home (Please should be per punding the are punding the are punding the are punding the developing the enclosed ment to keep the control of	eant View 56 mitted, hower ea and the lar ere assured the ment whatsoed copies of the his area lands eand Church in catastrophese do not accessed.	Heol Dowlais wer I see abs and adjoining weat the trianguser. This was ese plans for scaped was Village. The	s, Efail Isaf) a solutely no just our home, ar ular area of lass obviously confirmation the correct of school in this	and wish to object stification for the and are confident to and adjacent to a deemed as necessary.	et in the strong se reasons and that you will pa our home (refe essary by your this area. The	gest terms to the ad strongly object.  ay suitable regard to erence: AS(N) 51) reselves at the time of the local schools are
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Item Question											Representation Text
1 3 - 4 Support (Yes) or obje	ct (No) to incl o	of site?							·		

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REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Council Local Development Plan Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4151.A1 0 М Document: Site: 956/ASN033 WPD Depot PEX Session: Policy: Map: Issue: Summary: Item Question **Representation Text** 1 3 - 4 Support (Yes) or object (No) to incl of site? I feel the area is already overdeveloped and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading. Inadequate road structure - huge increase in traffic, roads too narrow and as speed bumps have been introduced considerable added road traffic would cause safety hazards, noise and disturbance. More development would increase the amount of traffic through back lanes by use of construction workers and public. Increased strain on public services, schools and surgeries. Inadequate public transport facilities. Green belt area decreased, woodland and wildlife habitat destroyed. Lack of amenities for the number of planned developments. 4151.A2 0 M PEX Session: Document: Site: 1001/ASN048 Land at Garth Farm Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I feel the area is already overdeveloped and the bypass being single carriageway is in the opinion of most locals insufficient to carry any increased loading. Inadequate road structure - huge increase in traffic, roads too narrow and as speed bumps have been introduced considerable added road traffic would cause safety hazards, noise and disturbance.

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

Increased strain on public services, schools and surgeries.

Inadequate public transport facilities.

Green belt area decreased, woodland and wildlife habitat destroyed.

Lack of amenities for the number of planned developments.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Green belt area decreased, woodland and wildlife habitat destroyed.

Lack of amenities for the number of planned developments.

Inadequate public transport facilities.

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Rhondda Cynon Taf County Borough Council Local Development Plan

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

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

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

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

Increased strain on public services, schools and surgeries.

Inadequate public transport facilities.

Green belt area decreased, woodland and wildlife habitat destroyed.

Lack of amenities for the number of planned developments.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4151.A6			0	М								
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1 3 - 4 Support (Yes) or object (No) to incl of site?

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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

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- Lack of amenities for the number of panned developments.

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

**Representation Text** 

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Policy:			Мар:				Issue					
Summary												

Item Question

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

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

Sustainability. This is not an appropriate or sustainable extension to Efail Isaf. It would result in a very substantial expansion in the village envelope, and result in a 40% increase in the number of houses in the village. It would contravene numerous aspects of local development policy. For example, the representor justifies the development with reference to LDP para. 4.44. However, para. 4.44 refers to sustainable development defined by Policy AW2. The alternative site conflicts with policy AW2 (para 1,3, 4, 6, 7, 8 and 9). The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA10, we support the LDP in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention this site is not appropriate, due to poor public transport links from Efail Isaf. The representor claims that there are 'regular' (implying 'frequent') bus services to the local area from the Carpenters Arms. This is not true. The bus services to and from Efail Isaf are few and extremely infrequent. Very few people cycle or walk to and from Efail Isaf to Pontypridd due to the character of the landscape. This alternative site would therefore not meet policy SSA 13, even if it were in the settlement boundary. There is very poor road access to the proposed site. Heol Ffrwd Philip is a small single track land which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the bypass or, as many local people do, using single track Mountain Road to commute to Cardiff. This would have numerous negative impact

Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation (SSA23). This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designations for South East Wales Local Authorities, Final Report 2007: para 1.3). It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). No credible evidence is provided in support of this challenge to SLA status.

Protection of open space: This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158). The land above the village on he slopes of the Garth Mountain is an important part of the landscape for enjoyment by all. The proposed site would conflict with Policy AW5, particularly in terms of Amenity (A.1, 2 and 3) and Accessibility (C1 and 3).

Item Question Reply Soundness Tests

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TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

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

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

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

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

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

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Summary:												
Item Ques						- — — -					Representation Te	xt
13-4	Support (Yes) or object											

We support the LDP's exclusion of this site. The objection to this proposal are on grounds of protection of Special Landscape Area (SLA), protection of open spaces, sustainability, and protecting the identity and culture of a small community.

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

Protection of open space: The representor claims that this land is simply a 'buffer zone' between slopes of the Garth and the 'urban area of Efail Isaf/Church Village' We disagree. This site lies at the edge of a small village, and is precisely the 'unspoilt low lying farmland' that Policy SSA 13 should protect. There is a public footpath running through the site and development would destroy enjoyment of this amenity, used by many local people. In addition, the representor's conflation of Efail Isaf and Church Village demonstrates total disregard for the character of Efail Isaf as a village in its own right. It is quite clearly not part of Church Village, which is the whole point of the LDP's support for the existing settlement boundary. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).#

Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (in accordance with Transportation Strategy Policy CS8). The LDP has made good provision for delivering sustainable housing, both private and affordable, in accordance with Policy AW2. It is not clear from the representation whether the site is intended to provide affordable housing, but if this is the intention, this site is not appropriate, due to very poor public transport links from Efail Isaf. Daily out-commuting by private car is in conflict with Policy CS2, and any further development in this small village will necessarily entail this, leading to more congestion and traffic pollution in the village, narrow country lanes and the bypass, as well as poorer road safety. It is not a good site for creating employment as the representor claims, since Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already available or planned for in principle towns and key settlements. The LDP has a clear strategy for sustainable regeneration at the sites named in Policy CS3.

Item Question Reply Soundness Tests

12/11/2009 Page 1709 of 2323

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

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

#### 2 5 Why Incl/Excl of site improves soundness?

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

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

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

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sh	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? So	ource Type Mode	e Status Modified	TREAT Petition of			—	ncil Officei	Recommendation	Response
4152.A3			S	М	Yes	137	<b>✓</b>				
Document:				Site: 970/ASN	050 Land of H	eol y Parc				PEX Session:	
Policy:			Map:			Issu	e:				
Summary:											
Item Ques	tion										Representation Text
lsaf i 4.45) alrea	Support (Yes) or object upport the LDP in this exclust recent years. The expansion. The areas around this villed by displaced by the Church ategy for South East Wales	sion of the a on in the se age should I Village Byp	above site. We outlement boundare be protected from bass. We suppor	ry of a small village in n further urbanisation t the LDP's allocation	s not conducive n and incremen on of this land as	e to sustainable tal loss (LDP: p s Green Wedge	growth, and ara 6.158). because it	the integrity This is a Gre has regard to	and characteen Wedge o Wales Spa	er of Efail Isaf should be ma area, necessary fro providi atial Plan (WSP) and Plann	aintained (LDP para
Item Question	1					Repl	У				Soundness Tests

Why Incl/Excl of site improves soundness?

The LDP will be less sound if this application is accepted, for the following reasons:

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible, as can be seen on pages 127-128 of the LDP (Policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3), and is not within a defined settlement boundary (AW 2.1).

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

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to	show: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE	—	er Recommendation	Response	
4152.A4			S	М	Yes	124 🔲				
Document:				Site: 961/ASN	051 Land adja	cent to the Willows and He	ol Dowlais	PEX Session	n:	
Policy: Summary:			Мар:			lssue:				
Item Qu	estion								Representation Te	xt
Co coa Imp 5.3 The Op urb Sur fac inte cor Pro LA for WI	Support (Yes) or object support the LDP's exclusion of support the LDP's exclusion of allescence: This proposal would alescence.  The proposed expansion is alternative site will be separated and protection of columnisation and incremental loss stainability. With regard to SS elities (in accordance with Policiention, this site is not approprianmunity Strategy (LDP para 3. Attection of Special Landscape NDMAP methodology is robus South East Wales Local Author TH Planning Policy Wales (Manustainable development that is	of this site, for the site of community of the settlement of the s	the following escence between the second part of the LDP, liked with Trapublic transport 2007: p. 5.3.11 and \$6.000.	ween Efail Isaf and I r scale development of a small village is n nent boundary by the nt would adversely a in that its proposed insportation Strategy port links. The site v e settlement boundar thinking, particularly para 1.3). LANDMA 5.3.13) and the repre	such as in this pot conducive to Church Village  ffect the provision  housing allocation  Policy CS8). It  vill be surrounde  ry for speculative on the Europea  P is the valid an	proposed site has a cumula sustainable growth, and the by-pass. It is therefore no on of open space (LDP: SS on sites are closer to good is not clear from the repre- d by roads, cutting it off from the development the represe on Scale' in its 'all-landscap d established methodolog	ative impact on the char ne integrity and characte at a logical consolidation SA 13.1) and the country d public transport links we esentation whether the si orn the rest of the common entor seeks removal of So the approach' (Developming used to identify areas	acter and appearance of cor of Efail Isaf should be mai of Efail Isaf.  yside around this village should be around this village should be affordable hounity and therefore unsustains.  ELA designation. This is totalent of Criteria for Special Lent that should be subject to SI	ommunities (LDP, para ntained (LDP para 4.45).  ould be protected from and local services and ousing, but if this is the nable according to RCT ally unreasonable, since the andscape Area Designation LA protection. IT ACCORDS	

**Soundness Tests** Item Question Reply

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

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

Exclusion of this site supports the soundness of the LDP in the following ways:

The LDP's plans for housing allocation in this part of the boundary are already robust and credible (Policy SSA 10 sites 15, 16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2.

The proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (aw 2.3, linked with Transportation Strategy Policy CS8), and is not within a defined settlement boundary (AW 2.1).

The alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area.

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

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

Inclusion of this alternative site therefore, would not only fail to improve the soundness of the LDP but would undermine it.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	de Status Modified	TREAT Petition of			THR EVID. A Repr Cour	ncil Officer	Recommendation	Response
4152.A5			S	М	Yes	149					
Document:				Site: 886/ASN	052 Ffrwd Phi	llip Farm				PEX Session:	
Policy:			Map:				Issue:				
Summary:											
Item Ques	etion							 			Representation Text

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

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

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

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

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

Item Question Reply Soundness Tests

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

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

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

This alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1.

The LDP already accords with Test of Soundness C3 in having regard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid - out strategies for Llantrisant and Junction 33 Policy CS2.4 and CS3.7). In contrast, the proposed AS has poor transport links with this area, in that access is via a small village lane. The LDP also accords with Planning Policy Wales and the all-Wales strategy for designation of SLA's, meeting Soundness Test C2, despite the un-evidenced claims of the representor. Inclusion of this Alternative Site for speculative development, therefore, would fundamentally undermine the soundness of the LDP. If this site were included, the LDP would be unsound in terms of tests P1, P2, C1, C2, C3, C4 and CE1 and CE2.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssi	n No Date	Lodged	Late?	Source '	Туре Мос	de Status Modified	TREAT Petition of		ENCE NO FF Add'I SA/Si		ıncil Offic	er Recommendation	Response
4152.A6						S	М	Yes	131					
Document:							Site: 960/AS	N053 Land adja	acent to Me	adow View, N	lorth		PEX Session	n:
Policy:						Мар:				Issue:				
Summary:														
Item Qu	estion												<u> </u>	Representation Text
We Su fac pro an Pro sho	e support tedge. stainability silities (corovide affor y further de otection of ould be produced by pr	r: With reg nsistent wit dable hous evelopmen Green We otected fro	ard to SSA h Transpo sing, but if t in this sn edge: The m further u	of the about A 10, we ortation So this is the mall village LDP rigurbaniza	e support Strategy ( ne intent ge will ne htly design	the LDP, CS8). The ion, this si cessarily gnates this increment	in that its proposed LDP made good p te is not appropriate entail this, leading t s as part of a Greer tal loss(LDP:para6.	I housing allocati rovision for delived to poor pulo more congestion Wedge area pro 158). We suppol	on sites are ering housi blic transpo on and traff eventing co t the LDPs	e closer to goo ng, both private ort links from El ic pollution in the alescence bet allocation of the	od public trans te and affordal fail lsaf. Daily the village narr tween Llantwit his land as Gr	port link with ole. It is not out - common ow country Fardre / Ch een Wedge	because it has regard to V	and local services and on whether the site will nflict with Policy CS2, and well as poorer road safety.  The areas around this village
Item Quest	ion									Reply				Soundness Tests

Why Incl/Excl of site improves soundness?

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

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 - sites 15,16 and 19). The LDP's housing allocation sites accord with criteria contained in policy AW2 also linked with the Transportation Strategy defined in Policy CS8.. In contrast, the proposed alternative site is not a sustainable location because, unlike the Lap's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (AW 2.3), and is not within a defined settlement boundary (AW 2.1). The representor claims that this site will help to meet `short term housing need` in Efail Isaf. There is no evidence of such a demand. Numerous houses, at various levels of affordability.

have been on the market for some time and vendors area clearly already experiencing difficulty selling.

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

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

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

**Soundness Tests** 

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Rep'n No Accssn No Date	Lodged Late? Source T	Type Mode Status Modifie		DENCE NO FRT ts Add'I SA/SE/	—	cil Officer	Recommendation	Response
4152.A7		O M	Yes 108					
Document:		Site: 1056/	ASS026 Land adjacent to	the Willows and H	leol Dowlais		PEX Session:	
Policy: Summary:		Мар:		Issue:				
Item Question								Representation Text
Coalescence: The incluregarding the principle of character of Efail Isaf.  Protection of character of smaller scale development of the Church Village by-properties.	usion of this alternative site of avoiding coalescence).  and appearance of communication in the communication in the communication is clearly not a local of Countryside: This devenental loss (LDP: para 6.15)	The proposed expansion in unities: The application to a pact on the character and a gical consolidation of Efail elopment would reduce the (58).	cence between Efail Isaf an in the settlement boundary of amend residential boundary ippearance of communities Isaf. provision of open space (LE	a small village is in has been made in (LDP para 5.37).	not condicive to order to prop The alternative	o sustainab ose a new s e site will be	le growth, and would threa site for residential develop e separated from the curre	aten the integrity and oment: AS(N)51. The impact onto settlement boundary by

2 5 Why Incl/Excl of site improves soundness?

Item Question

Exclusion of this site supports the soundness of the LDP in the following ways:

- The LDP's plans for housing allocation in this part of the borough are already robust and credible (Policy SSA 10 - sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2.

Reply

- The proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3, linked with Transportation Strategy Policy CS 8), and is not within a defined settlement boundary (AW 2.1).
- The alternative site does not meet the Test of Soundness, C!, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area.
- The LDP already accords with Test of Soundness C3 having regard for the Wales Spatial Plan 19.15).
- The LDP also accords with PPW and the all-Wales strategy for designation of SLA's meeting Soundness Test C2, despite the unevidenced claims of the Representor.

Inclusion this alternative site, therefore would not only fail to improve the soundness of the LDP, but would undermine it.

12/11/2009

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

**Soundness Tests** 

Filtered to sh	ow: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source Type	Mode Status Modified	TREAT Petition of	EVIDENCE NC in parts Add'l SA		l Officer	Recommendation	Response
4152.A8		S	M	Yes	126				
Document:			Site: 1104/ASS	027 South of	Heol Dowlais			PEX Session:	
Policy:		Мар	o:		Issue:				
Summary:									
Item Ques	stion								Representation Text
We oboun to en	Support (Yes) or object support the LDP in its exclusing pose the proposed extension dary of a small village is not able future development, while the para 6.158).	ion of this site. ion of the residential s conducive to sustaina	ble growth, and the integrity	y and characte	r of Efail Isaf should b	e maintained (LDP p	ara 4.45).	The proposed expansion	of the boundary is clearly

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

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

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### Rhondda Cynon Taf County Borough Council Local Development Plar

KEFKES	ENTATION DETAIL b	y: Represen	tation No			KIIOII	dua Cyrion Tai Col	anty Borough Coun	cii Locai Developilietii Fiati
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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/St	RTHR EVID. EA Repr Council Office	r Recommendation	Response
4152.A9			S	М	Yes	133 🗌 🗎			
Document:				Site: 1105/AS Dowlai	S028 Land adj	acent to Meadow View, r	orth of Heol	PEX Session	:
Policy:			Мар:			Issue:			
Summary:									
Item Que									Representation Text
Sus faci Efai Pro sho	Support (Yes) or object support the LDP in its exclusion stainability. With regard to SS lities. The LDP has made good il lsaf. Daily out-commuting by tection of Green Wedge: The uld be protected from further upper policy Wies (PPW)	on of the above A 10, we support of provision for private car is LDP rightly described in the car of the car is the car i	re site. We op port this LDP, or delivering he in conflict with esignates this and incrementa	in that its proposed ousing, both private h Policy CS2, and part of the Green \ Il loss (LDP: para 6	d housing allocati e and affordable any further develon Wedge area prev 6.158). We supp	on sites are closer to goo housing, but if this is the i opment in this small villag venting coalecence betwe ort the LDPs allocation of	od public transport links wi intention, this site is not ap ge, narrow country lanes ar een lantwit Fardre/Church f this land as Green Wedg	th Pontypridd and Cardiff, propriate, due to very por all the by-pass, as well as published and Efail Isaf. The e because it has regard to	and local services and public transport links from coorer road safety.  areas around this village Wales Spaitial Plan (WSP)

Item Question Reply Soundness Tests

Why Incl/Excl of site improves soundness?

8-13).

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

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

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

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

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Policy:

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

Filtered to sh	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status Mod	TREAT dified Petition of		_	NO FRTH SA/SEA	l Officer	Recommendation	Response
4152.A10			S	М	Yes	143	] [				
Document:				Site: 110	01/ASS029 Ffrwd Ph	nilip Farm				PEX Session:	

Item Question Representation Text

Issue:

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

Map:

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

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

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

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

Item Question Reply Soundness Tests

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

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2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible, as can be seen on pages 127-128 of the LDP (policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1). Parts of the site are also prone to become extremely boggy due to the proximity of a small water course running off the Garth Mountain.

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

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

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

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4152.A11			S	М								
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Policy:			Мар:				Issue:					
Summary:												
Item Ques	tion					·						Representation Text

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

We support the LDP's exclusion of this alternative site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA); sustainability; protection of open space from urbanisation and incremental loss.

Protection of the SLA: The application conflicts with policy AW 2 (para 1, 3, 4, 6, 7, 8 and 9). In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is valid and 'accords with currently thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing and evidence, an all-Wales and a European approach in support of an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). The site accords with Policy SSA 23 in being prominent unspoilt farmland forming a visual backdrop above the village, and should therefore remain designated as an SLA.

Sustainability: This proposal is not a sustainable extension to Efail Isaf. It would result in a very substantial expansion in he village. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA 10 we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (and consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffred Philip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety problems and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site exacerbate further the problems with drainage and run-off from the field surrounding the village. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants and at least one pair of red kites that are seen frequently flying over the field. Development would destroy their habitat thus conflicting with policy AW8. It is totally unsustainable and incremental loss (LDP: para 6.158).

Item Question Reply Soundness Tests

#### 2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (SW 2.3; see also transportation policy CS8), and is not within a defined settlement boundary (AW 2.1).

In addition, the alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Planning Policy Wales and the all-Wales strategy for designation of SLAs, meeting Soundness test C2.

In sum, exclusion of this alternative site will maintain the soundness of the LDP whereas inclusion would undermine it.

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Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (in accordance with Transportation Strategy Policy CS8). The LDP has made good provision for delivering sustainable housing, both private and affordable in accordance with Policy AW2. It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate due to very poor public transport links from Efail Isaf. Daily outcommuting by private car is in conflict with Policy CS2, and any further development in this small village will necessarily entail this leading to more congestion, pollution and poorer road safety in the village, narrow country lanes and the bypass. It is not a good site for creating employment as the representor claims, since Efail Isaf is a small settlement which would require massive infrastructure investment, improved public transport, improvement of highways (currently small village lanes), and other provisions that are already either available or planned for in Principal Towns and Key Settlements. The LDP has a clear strategy fro sustainable regeneration at the sites named in Policy CS3.

Doctor's Surgery/Pharmacy: A primary care facility cannot be built in Efail Isaf unless this is part of the Local Health Board's (LHB) Estates Strategy. RCT LHB Estates Strategy to 2012 has no plans to site a primary care centre in Efail Isaf. Furthermore, there are no plans for such a development in the foreseeable future. The representor's promise to build a surgery/pharmacy, accompanied by his letter from Parc Canol Surgery (dates 29/05/2006), is therefore highly misleading.

Identity and culture of community: The claim that Efail Isaf is 'fossilised' may be the personal feeling of the Representor, but many residents moved here precisely because of the friendliness of the village, its local events and activities, an the fact that it is one of the only small villages remaining in the area, surrounded by greenspace. This development would destroy the culture and identity of this community, in conflict with Policy CS2.

Item Question Reply Soundness Tests

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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using allocation sites accord	with the criteria conta	ained in policy AW2. In contr	ast, the proposed	d alternative site is not a s	sustainable location bec	ause, unlike the LDP's sites	s, it does not support the
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In contrast, the proposed e and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at searca. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LD pard for the Wales Spatial Plan's projections for housing demand, including affordable housing incition 33 (Policy CS2.4 and CS3.7).  The LDP also accords with PPW and the all-Wales strategy for designation of SLAs, meeting South and the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, 3.5.5, argery/pharmacy, but fails to mention that this site has not been identified by RCT LHB as part of all lsaf does not have the capacity for more extensive development unlike the Strategic sites ide eculative development, therefore, would fundamentally undermine the soundness of the LDP. If  SM  Site: 1108/ASS032 Garthlyn, FM  Map:  Westion  4 Support (Yes) or object (No) to incl of site?  The residential settlement boundary should be preserved, to prevent further development of the villegence and the content of the site.	Accsn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'I SA/SEA  Why Incl/Excl of site improves soundness?  e representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borousing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a see and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see a addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rearea. 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In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP gard for the Wales Spatial Plan's projections for housing demand, including affordable housing (Wales Spatial Plan 19.15) with clearly laid out struction 33 (Policy CS2.4 and CS3.7).  e LDP also accords with PPW and the all-Wales strategy for designation of SLAs, meeting Soundness Test C2, despite the unevidenced claim et all-DP also meets the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, 3.5.5, 3.5.6. The representor claims that inclusion of the regery/pharmacy, but fails to mention that this site has not been identified by RCT LHB as part of its Estates Strategy, a necessary step for the deal lasf does not have the capacity for more extensive development unlike the Strategic sites identified by the LDP where there is already good it eculative development, therefore, would fundamentally undermine the soundness of the LDP. If it were included, it would be unsound in terms of Site: 1108/ASS032 Garthlyn, Heol Ffrwd Philip    Site: 1108/ASS032 Garthlyn, Heol Ffrwd Philip   Sayport (Yes) or object (No) to incl of site?   Support (Yes) or object (No) to incl of site?	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add't SA/SEA Repr Council Officer Recommendation  Why Incl'Excl of site improves soundness?  The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites using allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see also Policy CSB), and is not within a defined settlem addition, this alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies a area. In being part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test or part of the Planning Policy Wales (PPW) strategy for South East Wales, the LDP clearly is sound in terms of test CE1. The LDP already accords with Test or part of the Planning Policy Wales (PPW) strategies for development and including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development and including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development and including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development and including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development and including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development and including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development and including affordable housing (Wales Spatial Plan 19.15) with clearly laid out strategies for development and including a

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

**Soundness Tests** 

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We oppose the LD  Sustainability: The years. If this contine the run-off from the Protection of green para 4.45). This do	t (Yes) or object (No) to it in P's proposals to include a LDP has made good places, the village will requiplanned for in Principal rislopes above. Further be a spaces: The expansion evelopment would adversight one of the few public for	e this site within rovision for del ire massive inf residential deve building on this n in the settlem sely affect the	ivery housing els rastructure invest elopment since it site will exacerb tent boundary of provision of oper	ewhere, both private an tment, improved public to s drainage is poor. Here ate this problem.  a small village is not corn space (LDP:SSA13.1)	nd affordable. Efail Is transport, improveme of Y Parc is already s nducive to sustainable ), and the countryside	af is a small settlement of highways (curre ubject to flooding dure growth, and the interactions around this village s	ent that has already sently small village lar ring heavy rain due the egrity and character should be protected	seen substantial dev les), and other provis to a drainage system of Efail Isaf should b from urbanisation ar	sions that are already In that cannot cope with The maintained (LDP

estion Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Item Question

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Item Que	stion															Representation Text

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

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

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

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

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

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

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

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

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source	Туре	Mode S	Status I	Modified F	TREAT Petition of			NO FRTH SA/SEA	cil Offic	er Recommendation	Response
4153.A3				0	W	М								
Document:						Site:	970/ASN050	Land of Hed	ol y Parc				PEX Session:	
Policy:				Мар	:					Issue:				
Summary:												 		
Item Ques	stion											 		Representation Text

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

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

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

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

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

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

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type	Mode S	Status Modified	TREAT Petition of	_	E NO FR1 dd'I SA/SE/		ncil Officer	Recommendation	Response	
4153.A4			0	W	М								
Document:					Site: 961/ASN	1051 Land adjad	cent to the Wil	lows and He	ol Dowlais		PEX Session:		
Policy:			Map:				lss	ue:					
Summary:													
Item Ques	tion											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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Rep'n No	Accssn No Date Lodged	Late?	Source	е Туре	Mode .	Status	Modified	TREAT Petition of		_	-	HR EVID. A Repr Coul	ncil Off	ficer	Recommendation	Response
4153.A5				0	W	М										
Document:						Site	e: 886/ASN0	52 Ffrwd Ph	nillip Farm						PEX Session:	
Policy:				Мар	):					Issue	<b>:</b> :					
Summary:																
Item Que	=== == == == == == == == == == == == ==	<del></del>														Representation Text

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

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

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

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

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

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copied this information to you.

# Rhondda Cynon Taf County Borough Council Local Development Plan

			,					TREAT	EVIDENC	E NOFRT	THR EVID.					
Rep'n No	Acc	ssn No D	ate Lodged	Late? Source	се Туре	Mode	Status Modified	Petition of	in parts Ac	d'I SA/SE/	A Repr Coι	ncil Office	r Recomn	nendation	Respons	Se .
4153.A6					0	W	М									
Document:							Site: 960/ASN	N053 Land adjac	ent to Meado	พ View, Nor	rth			PEX Session:		
Policy:					Ma	o:			lss	ie:						
Summary:																
Item Que	estion															epresentation Text
1 3 - 4	1	Support (	Yes) or obje	ct (No) to incl	of site?											
lam	email	ling to you	to communi	cate my great	concern	about t	he proposal of ne	w houses being b	ouilt in the bea	utiful village	of Efail Isaf.					
fana I am Loca My f and Efail our V	atic villa a aware al supe family l quiet i Il saf b Village	e that loca ermarkets live in Heo it also offe because w	nunicate, bec I schools, an and shoppir I Tir Coch, a rs lovely wal e wanted to	cause the villaged doctors are not centres are not we are very ks for my famil bring our child	ge is so already already / fortuna y. Whei ren up ir	small ever full and busy ar te to be n we are n small	our stunning little verybody is friendly struggling to manard often hard to act blessed with love e in our garden it is and peaceful village and put immense p	y and caring, how age with the curre ccess, how will the ely views of the far s quiet and peace ge, were the com	would that be ent local popul ey accommod m and hills be eful and we low munity work to	e possible if ations, how ated anothe thind our how we spending ogether and	on earth wor on earth wor or 200 house use, which is time at hom look after ea	amount of h  uld another 2  s?  proposed to e, I feel the n ich other, ad	ouses are a 00 houses w b build 200 h ew houses w ding such a	dded to the villa orth of people ouses on!!! Th would total ruin arge number o	age? be accommoda e farm is no only this. We have r of house would to	nted? / pictures noved to otal spoil
4155.A1					0		М			<b>V</b>						
Document:							Site: 846/ASN	N040 Land at Cr	ichton Farm					PEX Session:		
Policy: Summary:					Ma <sub>l</sub>	o:			lss	ie:						
Item Que	estion			<del></del>				<del></del>	<del></del>				<u></u>	<del></del>	R	epresentation Text
1 3 - 4 Latta		• • • •	, ,	ct (No) to incl o		ociated	d drawings to acco	ompany the reps t	for the above	site.						
			Ü				on Homes in relatione which needs to	·	J		and Lunderst	and that Owe	en Banks Ltd	acting on beha	alf o h	nave also

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

Response

Representation Text

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TREAT EVIDENCE NO FRTHR EVID.

Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation

4155.A2 0 М **V** Document: Site: 856/ASN041 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question **Representation Text** 1 3 - 4 Support (Yes) or object (No) to incl of site? lattach for your attention a Highway Statement and associated drawings to accompany the reps for the above site. I also attach a supporting letter I have received from Persimmon Homes in relation to their position with regard to the site. Also included is a clarification drawing in relation to Werfa Lane which needs to be deleted from the previous submission and I understand that Owen Banks Ltd acting on behalf of have also copied this information to you. 4155.A3 Ω М **V** Site: 1100/ASS022 Crichton Farm PEX Session: Document:

Issue:

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

Policy:

Summary:

Item Question

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

Map:

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

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

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Rep'n No A	Accssn No Date Lodged	Late? Source	Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FF in parts Add'l SA/Si	—	Officer	Recommendation	Response
4156.A1			0	М						
Document:				Site: 1013/AS	N003 Former P	hurnacite Plant			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questic	on									Representation Text
13-4	Support (Yes) or object	t (No) to incl of	site?							
this doe	are concerns about the hig es appear a high number opecies (As commented by	of species, espe	ecially compa	ared with the Nant-	y-Wenallt site in A	bernant, which although				
Item Question						Reply				Soundness Tests
2 5	Why Incl/Excl of site im	proves soundn	ess?							
Allocati	ion of this land for housing	would make the	e LDP unsou	ınd in relation to tes	st CE2 (Evidence	Base).				
4156.A2			0	M						
Document:				Site: 1014/AS	N004 Former P	hurnacite Plant			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questic	on									Representation Text
1 3-4	Support (Yes) or object	t (No) to incl of	site?							
this doe	are concerns about the hig es appear a high number o pecies (As commented by	of species, espe	eciálly compa	ared with the Nant-	y-Wenaĺlt site in A	bernant, which although				
Item Question						Reply				Soundness Tests
2 5	Why Incl/Excl of site im	proves soundn	ess?							

Allocation of this land for housing would make the LDP unsound in relation to test CE2 (Evidence Base).

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Ad	ccssn No Date Lodged	Late? Source	Type Mode	Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation	Response
4156.A3			S	M	
Document:				Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant PEX Session: Road	
Policy:			Мар:	Issue:	
Summary:					
Item Question	n — — — — —				Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of	site?	Yes	
Aberdar	e area to regenerate the	'Principal Towr	i'.	uld contribute significantly to policy CS1 and the objective of the LPA to promote a range of residential and other lar tly to the supply of housing land within the 'Northern Strategy Area' and moreover, would reinforce the role of Aberda	
Item Question					Soundness Tests
2 5 The alloc	Why Incl/Excl of site in cation of this land within t	•		lan 'unsound'.	
4156.A4			0	M	
Document:				Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant PEX Session: Road	
Policy:			Мар:	Issue:	
Summary:					
Item Question					Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of	site?	Yes	
				e Assessment revealed no 'underming' problems with the site and in the Stage 2 Assessment a high proportion of the should be encouraged because it helps solve an existing sustainability problem.	e sustainability
Item Question				Reply	Soundness Tests

Why Incl/Excl of site improves soundness?

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

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4156.A5 0 М Document: Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant PEX Session: Road Policy: Map: Issue: Summary: Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? This site is mostly greenfield with some parcels of previously developed land. It is located on the edge of the LDP's 'Principal Town'. Having due regard to the advice of MIPPS 01/2006, it is judged that the allocation of this site would accord with overarching guidance. There are other brownfield sites elsewhere within the County Borough, but these have been assessed within the preparation of the LDP and for various reasons deemed unsuitable for allocation. The LDP's strategy places the emphasis for new housing in the 'Northern Strategy Area', particularly in the Aberdare area. Failure to allocate this site would hinder the objective of this strategy. Furthermore, there is a need for the sites to contribute to the supply of housing land, not only for the life of the LDP to 2021 but also to a five-year supply of land that is genuinely available. Being mostly greenfield and within only one ownership, this land is relatively free from constraints, compared with the brownfield land and therefore can be expected to deliver housing early in the plan's lifespan. **Soundness Tests** Item Question 2 5 Why Incl/Excl of site improves soundness? The allocation of this land within the LDP would conform to the 10 tests of soundness. 4156.A6 0 Μ Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant Document: PEX Session: Road Policy: Issue: Map: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? In response to representation 3429.D2, the Stage 1 Candidate Site Assessment revealed no 'underming' problems with the site and in the Stage 2 Assessment a high proportion of the sustainability objectives were considered 'blue' for the site, i.e. development should be considered because it helps solve an existing sustainability problem. **Soundness Tests** Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

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

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REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4156.A7 0 М Document: Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant PEX Session: Road Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? In response to the representation 2027.D11, it is considered that development on the northern side of Abernant Road, including this site, would be a logical expansion to the settlement insofar as the disused railway line along the northern boundary represents a defensible and very legible boundary to development. It is judged that appropriate design and management of the site's development for housing would be able to protect the SINC that forms a small part of the site (a view adopted by the LPA in their Candidate Site Assessment); page 123 of the Deposit LDP makes it clear that the SINC is unsuitable for development. Item Question Reply **Soundness Tests** 2 5 Why Incl/Excl of site improves soundness? The allocation of this land would not make the LDP 'unsound' against any of the tests. S 4156.A8 Site: 1167/ASD003 NSA 9.6 - Land at Nant y Wenallt, Abernant PEX Session: Document: Road Policy: Map: Issue: Summary: ..... Item Question Representation Text Support (Yes) or object (No) to incl of site? Yes 1 3 - 4 This site is in one ownership. The landowners are keen to ensure that the site is deliverable within a short timescale; therefore it can be expected to contribute to the five-year supply of land for housing,

especially because the land is relatively constraint free compared with brownfield allocations.

Item Question

Reply

**Soundness Tests** 

2 5 Why Incl/Excl of site improves soundness?

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

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Rep'n No A	accssn No Date Lodged	Late? Source	ce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S		Officer	Recommendation	Response
4156.A9			0	М						
Document:				Site: 1007/AS	N130 Forgema	sters Site			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questic	on				<u></u>					Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?							
This site	e is a current employment	` ,		nity to several other	industrial uses.	It would be premature to	o allocate this land fo	for housing.		
The site	e is at rosk from flooding, a	and this was c	leemed to he	an 'undermining' pro	oblem during the	stage 1 Candidate Site	Assessment			
	site is in close proximity to e impact from noise and fu		al sites and th	e A470 dual cariag	eway, it is consid	dered that there could b	e an inappropriate r	relationship	if housing was allowed here	e, particularly through
Item Question						Reply				Soundness Tests
2 5	Why Incl/Excl of site in	proves sound	lness?							
	reasons set out in Q4 (Flo to the evidence base strat						nsound in non-comp	oliance with	test C2 (no regard to TAN1	5) and test CE2 (no
4157.A1			0	М						
Document:				Site: 843/ASN	018 Land at Gv	vaun Miskin			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questic	on				<u></u>					Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?							
	on the grounds that this la ving up all the green areas								s area is rapidly becoming o	one big housing site
Item Question										Soundness Tests
2 5	Why Incl/Excl of site im	proves sound	lness?							
P2										
C1 CE4										

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Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode S	Status Modified	TREAT Petition of		E NO FRT Id'I SA/SEA	—	cil Officer	Recommendation	Response
4158.A1			0	М							
Document:				Site: 843/ASN0	18 Land at Gv	vaun Miskin				PEX Session:	
Policy:			Мар:			Issi	ue:				
Summary:											
Item Ques	etion			- — — — —	· <del>— — — -</del>						Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl of s	ite?								
	ect to the inclusion of this site nt. My objection is to the los					e a pleasant a	alternative to	walking in tra	affic fumes go	oing from Efail Isaf to the sho	ps (e.g. Bakery) in
Item Questio	n — — — —	<del>-</del>				Rep	ly				Soundness Tests
О Г	Mby bol/Eyal of site in		ລວາ								

2 5 Why Incl/Excl of site improves soundness?

Tests of soundness C4 new sites shows no regard for local community plan and CE2 there is no evidence that the changes will be beneficial - speculative.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Acc	ssn No E	ate Lodged	Late? Sour	rce Type Mod	le Status Modifie	TREAT ed Petition of		CE NO FRT Add'I SA/SE/		ncil Officer	Recommendation	Response
4158.A2					0	M							
Document	t:					Site: 1001/A	ASN048 Land at	Garth Farm				PEX Session:	
Policy:					Мар:			ls	sue:				
Summary:	:												
Item Q	uestion												Representation Text
to In th Ar In th	addition addition e divers ny subst relation e village e views	alternative to that suity of road antial add to the pro to the sky and ambi	e sites, held abmission, of users being itional traffic minence of t dine visible france.	on the 14th Justice 14th Justic	uly 2009 in Efail Isaf over ole for the SLA llage would be walked and dolaces. At presented the supplemental of the supplements of the supplemental interests of the supplemental interest	the last 20 years a status.  forced through or riven to other sett sent, the chapel ir	shows a steady in ne of two bottlened lements in Llantwith Efail Isaf is the hi	crease in ram ks which can Fardre, Chur ghest point of	blers, joggers not be remove ch Village and the village, an	s, walkers, cy ed without de d Ty Nant and nd residential	rclists and ho molishing his d observed to I developme	villagers including myself for orse riders using the roads a storically important village be the importance of keeping the int on this field would be about the petween 4 and 8 journeys properties.	and other rights of way - puildings.  the southern boundary of ove the height and ruin
Item Ques	— — – stion				- — — — —				 ply	_ — — — -		- — — — — — —	Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The alternative site does not meet C1 because it is not based on present of future diverse use possible within an SLA and does not meet plans, policies and strategies in this or adjoining areas, including the potentials of the Garth within an SLA and improvements within the River Taff Corridor.

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

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4158.A3 М 0 Document: Site: 970/ASN050 Land of Heol y Parc PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I am opposed to the allocation of this site for residential development and exclusion from the SINC on the grounds laid down in the submission signed by many villagers including myself following the Village Meeting to discuss alternative sites, held on the 14th July 2009 in Efail Isaf village hall. In addition to that submission, I object to the exclusion of this site from a SINC will begin an incremental encroachment into the SINC and SLA. Soundness Tests Item Question Reply 2 5 Why Incl/Excl of site improves soundness? The alternative site does not meet CE4 because it will impose inflexibility by destroying an important habitat. I support the LDP which meets tests of soundness C2, C3, CE1 and CE3. 4158.A4 Ω Μ Document: Site: 886/ASN052 Ffrwd Phillip Farm PFX Session: Policy: Мар: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I am opposed to the allocation of this land for unconstrained residential, development on the grounds laid down in the submission signed by many villagers including myself following the Village meeting to discuss alternative sites, held on the 14th July 2009 in Efail Isaf Village Hall. In addition to that submission, I object to this site being unconstrained. During the village meeting, it was pointed out to the landowner that this site is crossed by mains services and has drainage problems and that it will be entirely unsuitable for residential development on the scale that his agent had submitted. It is extraordinary that no constraints are being asked for, given the experiences of the village of the consequences (floods, springs coming up through the floor of new properties) where residential development has occurred on such sites. Further, I believe that the number f journeys per household has been under - estimated in the submission from the village meeting, and it is more likely to be between 4 a\and 8 journeys per day per car. **Soundness Tests** Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

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

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

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# Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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Rep'n No	Accssn No Date Lodged	Late? Sou	urce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	THR EVID. EA Repr Council Officer	Recommendation	Response	
4158.A5			0	М						
Document:	t			Site: 1101/AS	S029 Ffrwd Phi	ip Farm		PEX Session:		
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion								Representation Text	
alter by th ectra	Support (Yes) or object opposed to the exclusion of native sites, held on the 14th e landowner that this site is coordinary that no constraints slopment has occured on successions.	this site from July 2009 in crossed by r are being as	m the Special La n Efail Isaf village mains services a	e hall. In addition to and has drainage p	that submission, roblems and that i	I object to this site being t will be entirely unsuitable	g excluded and unconstrain le for residential developm	ed. During the village medent on the scale that his a	eting, it was pointed out gent had submitted. It is	

2 5 Why Incl/Excl of site improves soundness?

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

Item Question Reply Soundness Tests

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# Rhondda Cynon Taf County Borough Council Local Development Plan

1 3 - 4 Support (Yes) or object (No) to incl of site?	esentation Text								
Document: Site: 1111/ASS030 Land at Garth Farm PEX Session:  Policy: Map: Issue:  Summary:  Item Question  1 3 - 4 Support (Yes) or object (No) to incl of site?  I am opposed to the exclusion of any part of the land from the Special Landscape Area and inclusion within the vilage settlement boundary on the grounds laid down in the submission signed by the submission sig	esentation Text								
Policy: Map: Issue:  Summary:  Item Question  1 3 - 4 Support (Yes) or object (No) to incl of site?  I am opposed to the exclusion of any part of the land from the Special Landscape Area and inclusion within the vilage settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement below the settlement by the settlement below the settlement by the set	esentation Text								
Summary:    Item Question	resentation Text								
Item Question  1 3 - 4 Support (Yes) or object (No) to incl of site?  I am opposed to the exclusion of any part of the land from the Special Landscape Area and inclusion within the vilage settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement boundary on the grounds laid down in the submission signed by the settlement below the settlement by th	esentation Text								
1 3 - 4 Support (Yes) or object (No) to incl of site?  I am opposed to the exclusion of any part of the land from the Special Landscape Area and inclusion within the vilage settlement boundary on the grounds laid down in the submission signed by	esentation Text								
I am opposed to the exclusion of any part of the land from the Special Landscape Area and inclusion within the vilage settlement boundary on the grounds laid down in the submission signed by									
I am opposed to the exclusion of any part of the land from the Special Landscape Area and inclusion within the vilage settlement boundary on the grounds laid down in the submission signed by many									
In relation to the prominence of this site, I have walked and driven to other settlements in Llantwit Fardre, Churh Village and Ty Nant and observed the importance of the southern boundary of the to the skyline visible from all these places. At present, the chapel in Efail Isaf is the highest point of the village, and residential development on this field would be above that height.  I believe that the number of journeys per household has been under estimated in the submission from the village meeting, and it is more likely to be between 4 and 8 journeys per day per car.	village								
Item Question Reply Se									

Why Incl/Excl of site improves soundness? 2 5

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

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

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	de Status Modified	TREAT Petition of			-	-	THR EVID. A Repr Coun	cil Officer	Recommendation	Response
4159.A1			0	М	Yes	75		[	<b>V</b>				
Document:				Site: 903/ASN	030 Brynna We	st						PEX Session:	
Policy:			Мар:				1	lssue:					
Summary:													
Item Que	stion												Representation Text

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

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

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

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

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

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

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

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

#### Section d. Flooding/Surface Water

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

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

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

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Filtered to show: (All representations)

	ccssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE in parts Add				er Recommendation	Response
4160.A1			0	M					<u> </u>		
Document:		_		Site: 903/ASN0	030 Brynna We	est	_	_	_	PEX Session:	
Policy:			Мар:			Issu	e:				
Summary:											
Item Question	า					<del></del>			<del></del> -		Representation Text
There is than this	would be at least anothe	ns: nerous wildlife, r 60 cars or mo	the estate ha	nce out of the estate	e is opposite the	e primary school	l.			rity of Brynna PACT meetings. The proposed houses would tak	
Item Question					- — — — -	— — — — — Repl	 /				Soundness Tests
	lans are just not realistic be getting in touch with				make the estate	e even worse th	nan it is no	ow!			
Document:			O		030 Brynna We	L L	Ш			PEX Session:	
Policy:			Map:	Oile. 303/A0140	750 Brynna WC	.s. Issu	ā.			I EX Ocssion.	
Summary:											
Item Question	า							<u></u>			Representation Text
	Support (Yes) or object loise ongestion on Heol Dewi outside my own house is	and on the junc	tion to Willian		nake this a lot wo	orse.					
Item Question	<u> </u>				- — — — -	 Repl					Soundness Tests
2 5 C1 CE4	Why Incl/Excl of site in	nproves soundr	ness?								

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Reply

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

**Soundness Tests** 

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Rep'n No Ac	ccssn No Date Lodged	Late? S	Source Type	Mode Status	Modified	TREAT Petition of				HR EVID. Repr Cour	ncil Officer	Recommendation	Response
4162.A1			0	М									
Document:				Site	e: 903/ASN03	80 Brynna We	est					PEX Session	on:
Policy:			Мар	):				lssue:					
Summary:													
Item Question	 n												Representation Text
1.Heol D 2. During 3. The si 4.A wate existing s 5. The pu of anothe 6.Lastly	site where boggy areas a ublic House mentioned in er application AS(N) 28 0	ments ma articularly o Heol D ecome of pond to and stand the appl Golf Cour	ade in this app y on the bend in Dewi off Willian evergrown and the rear of Ty ding water are lication has be trees Brynna Ro eol Dewi with	in the area of Im Street ids volume Street ids volume than play Newydd runs a real proble een shut for so ad.  the inevitable	No 67 & 73. A ery congested ants have move to the rear of m. ome time. The	A number of production of the detection	operties hat close of schools have bee retching down getting on large gregates as	ve 3 ca ool. Thi in sited wn to N ocal su nd build	ars often p is school there and lo67 and irgery lists	parking near mentioned i d in adjoinin across the p s there is no	n the applica g fields on a proposed ent chemist in th	ntion is at full capacity. number of occasions. rance to the site. There re village and a restaura	first served. e are a number of areas on the rant mentioned would fall foul very drivers alike. It would also

2 5 Why Incl/Excl of site improves soundness?

Item Question

Looking at the LDP for Llanharan and Brynna I feel there is little or no allocation for sites of employment. This imbalance would see any occupiers of the considerable areas for housing having to commute from the area for work.

The site off Heol Dewi although not suitable for an area of employment has been allowed by the landlord to return to nature for many years. They have not looked after the land and vegetation is infringing on neighbouring properties damaging fences. These residents have been unable to contact Elite Design or get anything done to protect their property. The government have paid farmers to plant trees round their fields this landlord has allowed this field to return to woodland and we like it that way.

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Rep'n No	Accssn No Date Lodged	Late? Source	ce Type N	∕lode Status		EAT EVIDENCE NO of in parts Add'l SA	cil Officer	Recommendation	Response
4163.A1			0	М					
Document:				Sit	e: 997/ASN031 Llwyr	au Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:							 		
Item Ques	stion						 		Representation Text
	Support (Yes) or object inclusion would:-	. ,		Hor Combrid	dae Dood		 		
2. Nu 3. Gi	ullify stated aims of RCT to have potential drainage issues and to affect drainage. Huge questions and to affect drainage.	ave green belt to land off Lla	ts betweer anhari Roa	n villages ie.	Llanhari Brynsadler abutting the Nnat Felin			e is on north side of Nant Feli	in Fach. Housing is
Item Questio	on					Reply	 		Soundness Tests
2 5							 		
_	Why Incl/Excl of site im Regarding drainage/water is:	•	Iness?						
_	•	•	dness?	W M					
P2. F	•	•			re: 863/ASN143 St. Jo	phns The Baptist's Church		PEX Session:	
P2. F	•	•			re: 863/ASN143 St. Jo	□ □ ohns The Baptist's Church lssue:		PEX Session:	
P2. F 4164.A1 Document: Policy:	Regarding drainage/water iss	•	0		e: 863/ASN143 St. Jo	•		PEX Session:	Representation Text
P2. F 4164.A1 Document: Policy: Summary:  Item Ques 1 3 - 4 Hight	Regarding drainage/water iss	sues	O Map:		e: 863/ASN143 St. Jo	•		PEX Session:	Representation Text
P2. F 4164.A1 Document: Policy: Summary:  Item Ques 1 3 - 4 Hight	Regarding drainage/water issession Support (Yes) or objectively - Too much traffic alread	sues	O Map:		e: 863/ASN143 St. Jo	•		PEX Session:	Representation Text

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type 1	Mode Status Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S		r Recommendation	Response
4165.A1			0	М					
Document:				Site: 985/ASN	1034 Land r/o C	lfynydd Road/ Bodwen	arth	PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	tion								Representation Text

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

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

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

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

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Typ	e Mo	ode S	tatus Modified	TREAT Petition of		_	NO FRTH SA/SEA		il Officer	Recommendation	Response
1166.A1			C	)	W	M								
Document:						Site: 863/ASN1	43 St. Johns T	he Baptist	's Chu	ırch			PEX Session:	
Policy:			M	lap:					lssue:					
Summary:														
Item Oues	tion										·	. <u></u> - <u></u> -		Representation Text

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

We object to the site being used for housing as the access is unsuitable, and the amount of traffic is already excessive.

Problems already exist with the drainage and surface water in the area.

There is a strain on local services, schools and emergency services.

There is a protected species of slowworm and bats in the area.

We believe the graveyard is total unsuitable for housing.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	∕lode Stati	us Modified	TREAT Petition of				HR EVID. A Repr Cour	ncil (	Officer	Recommendation	Response
4167.A1			0	N	Л				<b>V</b>					
Document:				S	Site: 985/ASN034	4 Land r/o C	ilfynydd Ro	ad/ B	odwenarth	1			PEX Session:	
Policy:			Мар:					Issue	:					
Summary:														
Item Que:	stion													Representation Text

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

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

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

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

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	ESENTATION DETAIL by: Representation No to show: (All representations)									la Cyn	on Ta	af Cour	nty Borough Council	Local Development Plan
Rep'n No	Accssn No Date Lodged	Late? Source	се Туре Мо	de Status	: Modified	TREAT Petition of			IO FRTH SA/SEA			Officer	Recommendation	Response
4168.A1			0 \	W M					] 🗸	, [				
Document:				Site	e: 863/ASN	143 St. Johns	The Baptis	t's Churc	:h				PEX Session:	
Policy: Summary:			Мар:					Issue:						
Item Qu	estion													Representation Text
The The We	oblems already exist with the dere is a strain on local services are is a protected species of services believe the graveyard is total	s, schools and	d emergency bats in the a r housing.	services. rea.	ea.									
4169.A1			0	M										
Document: Policy: Summary:			Мар:	Site	e: 985/ASN	034 Land r/o C	Cilfynydd Ro	oad/ Bod Issue:	wenarth				PEX Session:	
Item Qu	estion												<del></del>	Representation Text
	4 Support (Yes) or object were informed today by a good street wish to express our disag	od neighbour	of ours that a		•	•			een prop	osed for	r site 19	95 Land r.	/o Cilfynydd Road/Bodwenai	rth quarries.

Considering the recent years of flooding in the area where many of our neighbours and the residents of Cilfynydd have been forced out of their homes, this site and the developments of the already over saturated land could only lead to more floods an families already below the bread line forced into even worse situation.

Cilfynydd is also renowned for its traffic problems and the situation is only worsening, so surely another development in the area could only further more congest and increase damage to the already overpopulated and under maintained main road leading from Cilfynydd to Pontypridd.

Taking into consideration the preposterous idea of building on the land, I ask this, what impact has the current proposals have on the local wildlife and has the bigger picture been considered when it comes to upturning the countryside when we'll all be loosing the beauty of the diverse plant life and wildlife not to mention the popular walks taken by the local community everyday.

We hope that you consider these issues carefully before allowing an already stretched village to be developed.

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REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4170.A1 W М 0 Document: Site: 863/ASN143 St. Johns The Baptist's Church PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? We object to the site being used for housing as the access is unsuitable, and the amount of traffic is already excessive. Problems already exist with the drainage and surface water in the area. There is already a high density of housing proposed for the area. There is a strain on local services, schools and emergency services. There is a protected species of slowworm and bats in the area. 4171.A1 0 М Document: Site: 985/ASN034 Land r/o Cilfynydd Road/ Bodwenarth PEX Session: Policy: Map: Issue: Summary: ------Representation Text Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? We strongly object to the proposals, and consider Cilfynydd already over developed. The village is extremely congested and with the existing problems of drainage, flooding and road access, could not sustain further development.

Also, we would lose the lovely open space and nature which villagers like ourselves have enjoyed all our lives.

**Soundness Tests** Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

We feel that the village cannot sustain any further development, due to the problems already experienced with drainage, flooding and road access.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

	,									
Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FRTHI in parts Add'I SA/SEA		cil Officer	Recommendation	Response
4171.A2			0	М						
Document:				Site: 1113/AS	SS019 Land r/o	Cilfynydd Road/ Bodwenarth			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4	Support (Yes) or obje	ct (No) to incl	of site?							
	strongly object to the propos ain further development.	als, and cons	ider Cilfynydd	already over develo	pped. The village	is extremely congested and	with the exi	sting problen	ns of drainage, flooding ar	d road access, could not
Also	o, we would lose the lovely op	en space and	d nature which	villagers like ourse	lves have enjoyed	all our lives.				
Item Questic	on					Reply				Soundness Tests
2 5	Why Incl/Excl of site in									
We	feel that the village cannot su	ustain any furtl	ner developme	nt, due to the probl	ems already expe	rienced with drainage, floodi	ing and roa	d access.		
4172.A1			0	М						
Document:				Site: 944/ASI	N044 Land adjoi	ning Bedw Farm Estate			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que										Representation Text
1 3 - 4										
	ng this land for residential uso evelopment is unsuitable. R				lready congested	area.				
ii) T	he visual impact is unaccept	table - too hig	h up valley side	Э.						
iii) E	Emergency and gritting vehic	cles already h	ave limited acc	cess to Kimberley V	Vay, therefore the	proposed site would experie	ence simila	r problems.		
iv) 1	The topography and stability	of the land is	not suitable for	residential develo	oment.					
ltem Questic	on					Reply				Soundness Tests
2.5	Mby bal/Eyal of site in									

Why Incl/Excl of site improves soundness?

The exclusion of the alternative site would improve the soundness of the LDP by adhering to a pattern of sustainable development.

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Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mod	e Status Modified	TREAT EVIDENCE N Petition of in parts Add'l S	O FRTHR EVID. SA/SEA Repr Council	Officer I	Recommendation	Response
4172.A2			0	М					
Document:				Site: 926/ASN04	5 Land East of Aubery Road			PEX Session:	
Policy:			Мар:		Issue:				
Summary:									
Item Que	stion		- — — — —			- — — — — — -			Representation Text
1 3 - 4	Support (Yes) or objecting this land for residential use			Lroacone:					
USIII	ig this land for residential use	is mappropr	iate ioi severa	rreasons.					
i) Th	ne development is unsustaina	able. Reside	nts would have	to use cars to access	the site via a very narrow street.				
ii) T	he visual impact would be un	acceptable.							
iii) E	Emergency and gritting vehic	les already ha	ave extremely l	imited access to Aubre	ey Road. Therefore, the alternativ	e site would experience	e similar pro	blems.	
iv) L	Postrovina an allotmont sito is	s also upsust	ainabla Tha C	council should be prote	cting and promoting allotments in	the face of the climate	chango cric	ie	
							_ <u> </u>	- — — — — — — — —	Soundness Tests
Item Questic					Reply				Soundness rests
2 5 The	Why Incl/Excl of site in exclusion of the alternative si	•		ness of the LDP by ad	hering to a pattern of sustainable	development.			
4172.A3			0	М					
Document:				Site: 965/ASN04	6 Land rear of Wynham Street/K	imberley Way		PEX Session:	
Policy:			Мар:		Issue:				
Summary:									
Item Que	stion					- — — — — — -			Representation Text
1 3 - 4									
	ng this land for residential use								
(ií) T	he visual impact would be ur	acceptable-	far too high on	valley side.	eady congested `side streets`.				
(iii) E (iv) t	Emergency and gritting vehic he topography and stability o	les already h f the land is r	ave limited acc not suitable for	ess to Kimberley Way residential developme	. Therefore, the proposed develop nt. Similar applications in the area	oment would experienc a have been rejected o	e similar pro n these grou	oblems. nds in the past.	
tem Questic	on		- — — — —			· <del></del>		- — — — — — — —	Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?						

The exclusion of the alternative site would improve the soundness of the LDP by adhering to a pattern of sustainable development.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Source	e Type I	Лode S	tatus Modified	TREAT Petition of				ocil Officer	Recommendation	Response
4172.A4			0		М							
Document:					Site: 915/ASN	047 Land to th	ne rear of 119-13	0 High Streε	et		PEX Session:	
Policy:			Мар:				Issue	<b>)</b> :				
Summary:												
Item Ques	tion											Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl of	site?									
This	alternative site is appropriate	e because:										
(ii) Th (iii) ro	velopment is unsuitable. Re ne visual impact is unaccepto pad access to the site would nce to Ysgol Gyfun y Cymme	able. be via an alrea				_	m the site would	increase the	danger to	oad users, p	edestrian ions and those ent	ering and exiting the
Item Question	1						Reply	,				Soundness Tests
2 5 The 6	Why Incl/Excl of site im exclusion of the site would im	•		f the LD	P by adhering to	pattern of susta						
4172.A5			0	W	M		П		<u> </u>			
Document:		_			Site: 874/ASN	152 Land sout	th of Trebanog (F	 ≀hiw Garn Fa	wr)		PEX Session:	
Policy:			Мар:				Issue	):				
Summary:												
Item Ques	tion									· ·		Representation Text
1 3-4	Support (Yes) or object	t (No) to incl of	site?									
Inapp	ropriate for several reasons	:										
(ii) D	sual impact unacceptable. estruction of green space be evelopment in unsustainable	etween settlem e. Residents w	ents of T ould hav	rebanoç e to use	g and Tonyrefail. e cars to access	the site from a r	relatively busy mi	nor road.				
Item Question	1						Reply	- — <b>- — — -</b>		_ <del>_  _                               </del>		Soundness Tests
2 5	Why Incl/Excl of site im	proves soundr	ness?	<b></b>		·						

The exclusion of this site would improve the soundness of the LDP by adhering to a pattern of sustainable development. Helping to retain green space between Trebanog and Tonyrefail.

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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type I	∕lode Si	tatus Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		cil Officer	Recommendation	Response
4172.A6			0	W	M						
Document:					Site: 938/ASN1	53 Land adjac	ent to Rhiw Garn (Rhiw C	Garn Fawr)		PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Que	stion						<del></del>				Representation Text
(i) S (ii) V	Support (Yes) or object or opinite for residential use I stite is unsustainable, Traffic (Fisual impact unacceptable - Destruction of countryside.	pecause: Road) infrast	tructure is r		cient. Increased c	ar use would fu	ther increase congestion	n.			
Item Questio											Soundness Tests
2 5 Excl	Why Incl/Excl of site in usion of the site would impro	•		LDP by	y adhering to a pa	ttern of sustaina	able development.				
4172.A7			0	W	M						
Document:					Site: 947/ASN1	54 Land rear o	of Trebanog Road (Rhiw	Garn Fawr)		PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Que	stion						<del></del>		·		Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?								
Inapp	propriate for several reasons	:									
(ii) V	te is unsustainable. Access l'isual impact would be unacc Emergency vehicle access w	eptable.	•			·	sing congestion on a min	road into/out o	of the Rhondda	a.	
Item Questio				- <del></del>			Reply		<b></b>		Soundness Tests
2.5	Why Incl/Excl of site in					<b></b>			<b></b>		

Soundness of LDP improved. Excluding this site would adhere to a pattern of sustainable development.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.		ncil Officer	Recommendation	Response
4172.A8			O W	М						
Document:				Site: 981/AS	N155 Land north	of Rhiw Garn Fawr			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4	4 Support (Yes) or obje	ct (No) to incl	of site?							
Usir	ng this land for residential us	e is inappropr	iate for several	reasons:						
(ii)	he visual impact would be ur The alternative site is unsusta The topography of the land is	ainable. Resid				eep valley side.				
Item Questic	on					Reply				Soundness Tests
2 5	Why Incl/Excl of site in	mproves soun	dness?							
The	exclusion of this alternative	site would imp	rove the sound	Iness of the LDP b	y adhering to a pa	attern of sustainable devel	opment.			
4173.A1			0	M	Yes	48 🗌 🗎				
Document:				Site: 985/AS	N034 Land r/o C	ilfynydd Road/ Bodwenart	th		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4 Roa	Support (Yes) or objects around the area are at tires.	` ,		two way traffic. C	bstructed by buse	es school buses lorries. E	xtra heavily co	ongested whe	en 470 closed.	
Wat	ter. When rain is heavy have	seen 2-3" of	water running d	lown back garden	where I live disrup	tion to mountain could ope	en up new wa	ter run offs.		
Viev	ws of local flooding on Cilfyn	ydd Road & M	lerthyr Road sh	ould be looked at.						
Los	s of lovely site bluebell cover	ed in many oa	ık trees which I	understand have	to be preserved.					
Thin	nk the steepness of proposed	d site its stupio	d to try building	and where would	access to site be	to cause more chaos.				
Alls	sewer would have to go into	existing sewer	s which when f	looding occurs wo	uld overflow.					

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		icer Recommendation	Response
4174.A1			0	М					
Document:				Site: 985/ASN	034 Land r/o C	ilfynydd Road/ Bodwenarth		PEX Session	ո։
Policy:			Мар:			Issue:			
Summary:									
Item Que									Representation Text
1 3 -	4 Support (Yes) or object	t (No) to incl c	of site?						
Wh mo Alre Exc incl	lerstand that extinction means en you visit this area you will suntainside, or who has appare eady water has caused major passes traffic where vulnerable lituding one recent near fatal more village has many, many vacarynydd and protecting our village	ee how mysel ently made clai problems in C tle children wa otorbike accid	If and my neig im to this area diffynydd during alk to a local s lent, which hav	hbours take pride in a, under threat of dev g stormy weather, ar chool will create "an we occurred at the jured for the building of	developing our elopment?!!  Id any building of accident waiting action of Cilfynyd more by someo	allotments which we own an our mountainside would hig to happen." My son's busind Road.	d possess the deed ave extreme consequess at Trojan Service ority is financial gain	s with our house deeds. Who quences. ce Station has kept a log of the	he serious accidents,
4175.A1			O W	M					
Document:				Site: 923/ASN	156 Land adjad	cent to St. Fagan's Vicarage	)	PEX Session	1:
Policy:			Мар:			Issue:			
Summary:			· <u></u> - <u></u> -		<u></u>				
Item Que									Representation Text
l wi		t (No) to incl cation to amen	of site? Ind the Local Dictions that access to	evelopment Plan to e	enable the Churd	ggest, be virtually impossibl		lication for planning permissi	on on the vicarage site.
Item Questi	- — — — — — — — — ion			. — — — — —		— — — — — — — — — — — — — — — — — — —		. — — — — — — —	Soundness Tests
2 5	Why Incl/Excl of site im	proves sound	Iness?						

The inclusion of the alternative site would not improve the soundness of the LDP

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Soundness Tests

REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4176.A1 0 М Document: Site: 985/ASN034 Land r/o Cilfynydd Road/ Bodwenarth PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Cilfynydd cannot sustain any more development. The traffic problem is shocking now. The drainage system is at full capacity, people are nervous now when heavy rain is forecast. Will we have any Green Wedges left. I would suggest the planners come to live in the village to experience first hand our problems. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? See opposite box P1, P2, C4, CE1, CE2, CE3. 4177.A1 W Document: Site: 923/ASN156 Land adjacent to St. Fagan's Vicarage PEX Session: Policy: Map: Summary: ..... **Representation Text** Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? We understand there is an application to amend the Local Development Plan to enable the Church in Wales, if successful, to submit a future application for planning permission on the vicarage site. I wish to object to the proposal on the grounds that access to any future developments would, I suggest, be virtually impossible. I also wish to object on the grounds that any development would encroach on my enjoyment of my own property.

2 5 Why Incl/Excl of site improves soundness?

Item Question

The inclusion of the alternative site would not improve the soundness of the LDP.

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Reply

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

i ilicica lo sii	ow. (All representations)												
Rep'n No	Accssn No Date Lodged	Late? Source	e Type M	lode Sta	atus Modified	TREAT Petition of	EVIDENC in parts A	CE NO FR dd'I SA/SI			Officer	Recommendation	Response
4178.A1			0	W	М								
Document:					Site: 923/ASN1	56 Land adjac	ent to St. Fa	gan's Vicar	age			PEX Session	n:
Policy:			Мар:				lss	sue:					
Summary:													
Item Ques	etion												Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl o	f site?										
the peam th	dential building on this land veace of Church Row. This woroughly disgusted with the age halfway down a side roa	ould be destro way Rhondda	oyed by fu Cynon Ta	rther res ff has fa	idential building	In addition, the	land has no nd will object	direct road t to this site	d access and throughou	nd so I h It the pro	nave serio ocess. Di	ous concerns over how a isplaying a notice at the	ccess will be arranged. I entrance to a track to the
Item Question	<u> </u>					· <u>— — — —                               </u>	_ <u> </u>	<u> </u>					Soundness Tests
2 5	Why Incl/Excl of site im	proves sound	ness?										
	exclusion of this site would ta rnment policy to build on bro							sites elsew	here in RC	CT that a	are more a	appropriate than this gre	en field site. Since it is
4179.A1			0		M								
Document:					Site: 985/ASN0	34 Land r/o Ci	fynydd Road	l/ Bodwena	ırth			PEX Session	n:
Policy:			Мар:				lss	sue:					
Summary:													
Item Ques	etion					· <del></del> _							Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl o	f site?										
	gh is enough this village car grace to the people of Cilfyn	•	e moment	. To add	d even more hou	sing etc is beyo	nd comprehe	ension how	many mor	e applio	cation mus	st we protest about befo	re this is finally closed. It is
Item Question	<u> </u>						 Rej	 oly					Soundness Tests
2 5	Why Incl/Excl of site im	proves sound	ness?										

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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mo	de Status Modifie	TREAT d Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		r Recommendation	Response
4180.A1			0 V	V M					
Document:				Site: 923/AS	N156 Land adjac	cent to St. Fagan's Vicarage		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	stion								Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?						
	een a resident at Church Ro erties would be too close to						d very much invade our	privacy. It would have poor a	ccess and I feel
Item Question	 n								Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?						
Reas	son why this site should be d	isapproved is	s all of the bel	ow. We residents	of Church Row have	e not been consulted in way	on form and most of us	s are against the plan for deve	elopment.
4181.A1			0	М					
Document:				Site: 985/AS	N034 Land r/o C	ilfynydd Road/ Bodwenarth		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	 stion								Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?						
	usband Gary and myself object is a nightmare in the morn					he amount of traffic already	going through Wood S	treet and Oaklands. The scho	ool at the end of Wood
Item Questio	 n					Reply			Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?						
_									

See box opposite.

P1, P", C4, CE1, CE3.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type	Mode S	tatus Modified	TREAT Petition of	EVIDENCE NO FR' in parts Add'l SA/SE		ncil Officer	Recommendation	Response
4182.A1			0	W	М						
Document:					Site: 923/ASI	N156 Land adjad	cent to St. Fagan's Vicara	ige		PEX Session:	
Policy:			Мар	:			Issue:				
Summary:											
Item Que	stion										Representation Text
1 3 - 4											
prop	ieve this development will into perties would then devalue fro at any time.	om this propo	sed action	n. I woul		at we could not m					
Item Questio	on						Reply				Soundness Tests
2 5 Reas	Why Incl/Excl of site in son why this site should be o	mproves soun	dness?					in any way oı	form and mo	st of us are against the pla	an for development.
4183.A1			0	W	М						
Document:					Site: 923/ASI	N156 Land adjad	cent to St. Fagan's Vicara	ige		PEX Session:	
Policy:			Мар	:			Issue:				
Summary:											
Item Que											Representation Text
1 3-4	Support (Yes) or obje	ct (No) to incl	of site?								
l obje	ect to the proposed develop	ment on the fo	ollowing gr	rounds:-							
Poor	r access to the proposed sit	e.									
Cond	cerns over privacy to houses	s in Church Ro	ow. Increa	sed nois	se levels.						
Cond	cerns over drainage. There	is a natural sp	oring in the	e field, a	nd there have b	een problems wit	h drainage in the past, res	sulting with pa	art of the retai	ning field wall collapsing.	
— — — — Item Questio	on	- — — —									Soundness Tests
2.5	Why Incl/Excl of site in	mnroves soun	dness?								

P1 - Until this site proposal was pointed out by a neighbour, we were not aware of the development. So obviously the community involvement scheme has not worked.

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Rep'n No	Accssn No Date Lodged	Late? Source	e <i>Typ</i> e Λ	Mode S	Status Modified	TREAT Petition of			IO FRTHR SA/SEA F		cil Officer	Recommendation	Response
4184.A1			S	W	M				]				
Document:					Site: 906/ASN1	159 Land at Rh	igos Road					PEX Session:	
Policy:			Мар:					lssue:					
Summary:													
Item Ques	tion					- — — — — -							Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of	site?										
AS(N	)161 and AS(N)165 deal wi	th the same allo	otment pl	lot and	the categories 1.	Employment/Ed	lucational a	ınd 2 All	iotment - R	Related act	ivities are no	ot in conflict with each other, b	out are in harmony.
unlike		lue. Since the 2	2009 ass	sessme	ent, the whole site	has been cleare	ed and no lo	onger co	ontains eye	esores. It c	ould be situa	mmented that it was visually ated at the adjacent Old Hos	0
Item Question	 1							Reply	- — <del>—</del> –	<del>_</del> _	<del></del>		Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

CE4 - The plan needs to be more flexible. The LDP would be more robust were this site to be used for employment and educational issues in the energy field, especially since reducing carbon footprint by 2020, reducing climate change and improving the health of the nation are all major government issues which housing on this site could not deliver.

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

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Rep'n No Accssn No Date Lodg	ged Late? Source	е Туре	Mode :	TREAT Status Modified Petition of	EVIDENCE NO FRTH in parts Add'I SA/SEA	—	I Officer	Recommendation	Response
4184.A2		S	W	M					
Document:				Site: 855/ASN164 NSA 9.15 Playground	- Old Hospital Site and Scho	ol		PEX Session:	
Policy:		Мар	:		Issue:				
Summary:									
Item Question									Representation Text
For 70 years, the site NSA9. sufficient for a new tourist/en which passes the Craig-y-Lly to draw visitors along this rot have additional specialist fac specialist science staff in sch a former school playground v	ergy/educational ce in viewpoint of the B ute and thence to the cilities to help with G hools, especially We which could be a pic	spital for entre in a Brecon E e Energ GCSE a elsh-me cnic and	already Beacon y Centr nd A Le dium of recrea	ents and corresponding staff. When the grounds with a magnificent panorama en route. When the Ne in Treherbert. It would be similativel Students in the Science and Thes. It would be a great shame to it ion site for visitors and local peops for the topography of the land contains the same to the topography of the land contains the same to the topography of the land contains the same than the same topography of the land contains the same than the s	t view. It is easily accessible luon wind farm is in place, a r to Techniquest and the Mar echnology projects in their n promote 'housing on such a ble. There is also adjoining for	e from the A40 visitors' viewi chynlleth Cent ew syllabi. Th superb site, tormer allotme	65 Heads ng platforr tre for Alte nis will be o ailor made ent land for	of the Valleys road via the monone of the turbines shrnative Technology, but a respecially important because for a public enterprise. A possible use for energy d	A4061 mountain road nould provide the impetcy mire futuristic vision, it will use there are so few adjacent to the site there is emonstrations and car
amonity).									
• •	spital in the Employ	ment/Er	nergy/E	ducational category and AS (N) 16	66 Old Hospital in the Open	Space/Play ca	ategory.		

2 5 Why Incl/Excl of site improves soundness?

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

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

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now: (All representations)											
Accssn No Date Lodged	Late? Sou	ırce Type	Mode	Status Modified					cil Officer	Recommendation	Response
		S	W	М							
				Site: 978/AS	N165 Haigside	Allotments,Rhigo	s Road			PEX Session:	
		Мар	):			Issue	ā.				
stion							·				Representation Text
N)161 and AS(N)165 deal wit port the alternative use for thi ely to have environmental valu	h the same allowers former allowers. Since the	allotment potment site ne 2009 as	e adjace ssessm	ent to the Rhigos ent, the whole s	s Road. Findings ite has been clea	of the candidate red and the eyeso	site Assess ores remove	sment procesed. It could b	ss 2009 con e a vital ass	nmented that it was visual et, providing an entry poil	ly unappealing land nt to the Energy Centre on
						Reply					Soundness Tests
1	Accssn No Date Lodged  stion  Support (Yes) or object N)161 and AS(N)165 deal with the alternative use for the stelly to have environmental values.	Accssn No Date Lodged Late? Soundstion  Support (Yes) or object (No) to ince N)161 and AS(N)165 deal with the same opport the alternative use for this former allowed to have environmental value. Since the adjacent Old Hospital site. It could also performental to the could also performental value.	Accssn No Date Lodged Late? Source Type  S  Map  Stion  Support (Yes) or object (No) to incl of site?  N)161 and AS(N)165 deal with the same allotment opport the alternative use for this former allotment site tely to have environmental value. Since the 2009 as adjacent Old Hospital site. It could also provide par	Accssn No Date Lodged Late? Source Type Mode  S W  Map:  Stion  Support (Yes) or object (No) to incl of site?  N)161 and AS(N)165 deal with the same allotment plot and opport the alternative use for this former allotment site adjacetely to have environmental value. Since the 2009 assessmadjacent Old Hospital site. It could also provide parking for	Accssn No Date Lodged Late? Source Type Mode Status Modified  S W M  Site: 978/AS  Map:  Stion  Support (Yes) or object (No) to incl of site?  N)161 and AS(N)165 deal with the same allotment plot and the categories opport the alternative use for this former allotment site adjacent to the Rhigostely to have environmental value. Since the 2009 assessment, the whole site adjacent Old Hospital site. It could also provide parking for the centre and	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of  S W M  Site: 978/ASN165 Haigside  Map:  Stion  Support (Yes) or object (No) to incl of site?  N)161 and AS(N)165 deal with the same allotment plot and the categories 1) Employment/E opport the alternative use for this former allotment site adjacent to the Rhigos Road. Findings telly to have environmental value. Since the 2009 assessment, the whole site has been clear adjacent Old Hospital site. It could also provide parking for the centre and land for energy based on the contract of the centre and land for energy based on the	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'  Site: 978/ASN165 Haigside Allotments,Rhigo  Map: Issue  Support (Yes) or object (No) to incl of site?  N)161 and AS(N)165 deal with the same allotment plot and the categories 1) Employment/Educational and 2 poort the alternative use for this former allotment site adjacent to the Rhigos Road. Findings of the candidate tely to have environmental value. Since the 2009 assessment, the whole site has been cleared and the eyest adjacent Old Hospital site. It could also provide parking for the centre and land for energy based activities and	TREAT EVIDENCE NO FRTH Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'I SA/SEA  S W M Site: 978/ASN165 Haigside Allotments,Rhigos Road  Map: Issue:  Stion  Support (Yes) or object (No) to incl of site?  N)161 and AS(N)165 deal with the same allotment plot and the categories 1) Employment/Educational and 2) Allotment opport the alternative use for this former allotment site adjacent to the Rhigos Road. Findings of the candidate site Assessely to have environmental value. Since the 2009 assessment, the whole site has been cleared and the eyesores removadjacent Old Hospital site. It could also provide parking for the centre and land for energy based activities and demonstrative uses for this former allotment site adjacent of the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the could also provide parking for the centre and land for energy based activities and demonstrative use for the centre and land for energy based activities and demonstrative use for the centre and land for energy based activities and demonstrative use for the centre and land for energy based activities and demonstrative use fo	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Coun  S W M	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'I SA/SEA Repr Council Officer  S W M Gite: 978/ASN165 Haigside Allotments,Rhigos Road  Map: Issue:  Stion  Support (Yes) or object (No) to incl of site?  N)161 and AS(N)165 deal with the same allotment plot and the categories 1) Employment/Educational and 2) Allotment Related Activities are no poort the alternative use for this former allotment site adjacent to the Rhigos Road. Findings of the candidate site Assessment process 2009 contelly to have environmental value. Since the 2009 assessment, the whole site has been cleared and the eyesores removed. It could be a vital assessment Old Hospital site. It could also provide parking for the centre and land for energy based activities and demonstrations including allotment.	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation  S W M Site: 978/ASN165 Haigside Allotments, Rhigos Road PEX Session:  Map: Issue:  Support (Yes) or object (No) to incl of site?  N)161 and AS(N)165 deal with the same allotment plot and the categories 1) Employment/Educational and 2) Allotment Related Activities are not in conflict with each other opport the alternative use for this former allotment site adjacent to the Rhigos Road. Findings of the candidate site Assessment process 2009 commented that it was visually the told hospital site. It could be a vital asset, providing an entry point adjacent Old Hospital site. It could also provide parking for the centre and land for energy based activities and demonstrations including allotment based activities, themse

2 5 Why Incl/Excl of site improves soundness?

CE4 The plan needs to be more flexible. The LDP would be more robust if this site were to be used for employment and educational issues in the energy field, especially as reducing carbon foot print, reducing climate changes and improving the health of the nation are all major government initiatives, which housing on this site would not deliver.

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

**Soundness Tests** 

	Бу. Порг	Cochiation 140		
Filtered to s	how: (All representations)			
Rep'n No	Accssn No Date Lodged Late? S	Source Type Mode	TREAT EVIDENCE NO FRTHR EVID. Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation	Response
4184.A4		S W	M	
Document:			Site: 980/ASN166 NSA 9.15 - Old Hospital Site and School PEX Session: Playground	
Policy:		Мар:	Issue:	
Summary:				
Item Que	estion			Representation Text
	e LDP the Old Hospital Site was joined	d with the adjacent s	chool playing field and called NSA9.15 called 'Old Hospital'; there are 2 categories:-	
1 'A	S(N)164 Old Hospital' deal with propo	sals for the actual Ol	Hospital Site and is given the category Employment/Energy/Educational.	
2. '/	S(N)166 Old Hospital deals with the S	School Playing Field	adjacent to the hospital and given the category Open Space/Play	
	3	0	15 because they will both contribute to the tourist market which is so important to the future of the Upper Rhondda \ts and Village Green Status has already been applied for. This would not be in conflict with the recreation area for	,

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

Energy Centre (proposed in the actual Hospital grounds) because it could equally be used by local people.

CE4 both categories Employment/Energy/Educational and Open Space/Play provide a much needed boost to the local economy, contribute towards the climate change policy and by providing educational facilities could tap into the growing tourist market. It would make the plan more robust and achievable. Housing on the site would not achieve any of these objectives.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

					TREAT	EVIDENCE NO FRTI	HR EVID		
Rep'n No	Accssn No Date Lodged	Late? Sou	ırce Type Mod	le Status Modified	Petition of	in parts Add'l SA/SEA		cer Recommendation	Response
4185.A1			0	М					
Document:				Site: 933/ASN	l039 Land at Ce	efnpennar Road		PEX Session:	:
Policy:			Мар:			Issue:			
Summary:									
Item Ques	 stion								Representation Text
1 3-4	Support (Yes) or object	ct (No) to inc	l of site?			No			
Whei	urbance of the sites land drain on we moved into this propert uttached map showing AS (N	y in 1977 we	e were told that	the field was in the o	· ·		•	is resulting in de-valuation of the change now?	said property.
Item Question	 n			. — — — — —					Soundness Tests
2 5	Why Incl/Excl of site in	nproves sou	ndness?						
4186.A1			0	М					
Document:				Site: 933/ASN	1039 Land at Ce	efnpennar Road		PEX Session:	:
Policy:			Мар:			Issue:			
Summary:									
Item Ques	 stion								Representation Text
1 3 - 4	Support (Yes) or object	t (No) to inc	l of site?			No			
	just down the road. The access and quads roar up the road						e road such is the for	ce of water. There is no pave	ment and traffic, cars,
Item Question	 n					Reply			Soundness Tests
2 5	Why Incl/Excl of site in	nproves sou	ndness?						
There	e are safety and flooding iss	ues.							

Access.

This is a green belt area.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response W 4187.A1 0 М Document: Site: 920/ASN161 Land at Rhigos Road PEX Session: Map: Policy: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? For 2 reasons I object to the use of the Haigside allotments (ref. land off Rhigos Road) for residential purposes. 1. Residents of Abertonllwyd Street, Treherbert and additionally Bute Street, Treherbert, have constantly complained about the problem of large articulated vehicles causing their house foundations to sake as the vehicles leave and join the Rhigos Road. A4061, to being or end their journeys through the Rhondda Valley. MP, AMP and local councillors have expressed concern, but despite their help no progress have been made. The number of large vehicles pounding up and down Abertonllwyd Street for a year or more during construction will be greatly increased if 150 new houses are built on the allotment site. Residents of Abertonllwyd Street and additionally Bute Street, Treherbert have over the last 10 years complained bitterly to the local authority, regarding traffic vibration being experienced throughout their properties, and are concerned that should this development go forward it will result in even more vibration and sleep disturbance which will be on going until such times as the problem is addressed and rectified. 2. There is no evidence to show that there is a local need for new affordable housing in Treherbert. Indeed, over 100 social houses have been demolished on the Mount Libanus Estate and the land there has been left empty for a number of years. New affordable houses have not been rebuilt there because

(a) There are approximately 4000 empty properties in RCT, the majority of which are in the heads of the Rhondda Valleys.

(b) Old valley houses are more substantial in size than new affordable houses and are cheaper to buy and rent.

In fact Policy SSA 12 makes reference to the fact that developers of small private sites would be expected to contribute to the reuse/ rehabilitation of existing older housing stock and that this should be given priority instead of building their guota 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.

**Soundness Tests** Item Question Reply

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

Filtered to sh	now: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source Typ	oe Mode Stat	us Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S		I Officer	Recommendation	Response
4187.A2			S W N	Л						
Document:			5	Site: 899/ASN16	67 Land at Pe	n yr Englyn			PEX Session	:
Policy:		M	1ap:			Issue:				
Summary:										
Item Ques	 stion									Representation Text
It sho eque Curre Peny The I Usin acco	Support (Yes) or object port the alternative proposal puld be built alongside, NOT build cross the valley just sout estrian grazings. This allows ently, articulated and other harmonic proposed re-alignment of A4 g part of Ynysfeio tip to route mmodate both functions. (A is. There is a surplus of vaca	AS(N)167 regarding only the existing rail of New Penyrengly it to join the A4061 eavy vehicles which the intolerable vibration would greatly at the relief road aboves is the case alongs	g the Northern I service track yn school, con Rhigos mount use the A406 ation these veh ameliorate this ve Penyrenglyi side the new re	bed. (As in the tinuing over the ain road just not as a link with thicles are causing problem.  In does NOT contact to Clydach I	Development I empty Ynysfeic rthern of the "F- he inter-city A4 ng throughout A fflict with alterna Pavilions.) The	Plan's CS8.a2 site 725 top (re-graded) and the prestry House" bend. ( 65, thunder through Ab bertonllwyd Street, alon ative proposals AS(N)1 tip should NOT be res	nen northward above A roundabout interest and with sleep disturbed and 163, reserved for developress.	rsection.)  Ind Bute Starbance, ha  Ving it for laneart of 150	treet Treherbert and onto s been made plain to the eisure and recreation. It i ) houses, as Developme	the "Carmel Narrows" in Highways Department. is a large enough area to nt Plan Policy No. NSA9.16
Item Questio	n					Reply				Soundness Tests
2 5	Why Incl/Excl of site in	nproves soundness?	?							
CE2										

This alternative, AS(N)167 is a more appropriate strategy for the Ward, and would make the Development Plan more robust therefore. We need to retain a full rail service all the way to Treherbert Station (and even to Tyneydd). The existing streets immediately south of the Rhigos mountain road cannot take their present hammering, indefinitely. This alternative relief road route would make it a far easier journey for those having and seeking work westwards and eastwards along the A465 Heads of the Valleys axis, instead of the original LDP Policy, CS8a2 site 725, terminating the road at the Carmel Narrows in Penyrenglyn.

CE4

The original LDP proposal (CS8.a2 site 725) is too inflexible to deal with changing circumstances. A particular example is the need for an easy journey-to-work when in the future, the jobs will eventually begin to appear to the north of us, when the A465 becomes dual carriageway along its entirety.

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

Filtered to s	how: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.	—	Recommendation	Response
4188.A1			0	М					
Document:				Site: 933/ASN	039 Land at Ce	efnpennar Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	estion								Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?			No			
	T Planning Department assur sched map- shows As (N) 39		•	r home 5 years ago	that AS (N) 39 v	was in THE GREEN ZONE	E- and would not be built o	n.	

When drainage channels have been excavated at the top of the field- It results in our yard being filled with muddy water.

Road Access is currently via CEFN-PENNAR Road- which is an average 2570cm. (8ft. 6") wide - an average family car=1500cm. Or 5ft. The road is a lane - with no pavement - on each side a large estate from which children constantly emerge - there is therefore a serious safety issue.

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

Filtered to s	show:	(All representations)	)										
Rep'n No	Acc	ssn No Date Lodged	I Late? Source	е Туре	Mode S	Status Modified	TREAT Petition of			RTHR EVID. EA Repr Coui	ncil Officer	Recommendation	Response
4189.A1				0	W	М							
Document:						Site: 920/ASN	161 Land at Rh	nigos Road				PEX Session:	
Policy: Summary:				Мар	):			lss	ue:				
Item Que	estion												Representation Text
1. I the pro allo throadco	Reside vehicle gress hatment soughout dressed. There is a Old value act Policen prior	es leave and join the R have been made. The site. Residents of Abe t their properties, and d and rectified.  s no evidence to show been left empty for a rare approximately 400 lley houses are more sicy SSA 12 makes refrity instead of building	treet, Treherbert Rhigos Road, A4 enumber of large ertonllwyd Street are concerned that there is a land with the there is a land mumber of years. On empty proper substantial in size ference to the fact their quota of 25	and als 061, to e vehicle t, and althat short ocal need. New a ties in Fie than ret that d 5% afforms	being of the state	Street, Treherbert, r end their journey ding up and down Street, Treherber development go for ew affordable house houses have not majority of which rdable houses and the street of small private	have constantly to through the River Abertonllwyd Sit, have over the prward it will result to the through the thro	y complained hondda Valley treet for a year last 10 years ult in even mo ert. Indeed, overe because as of the Rhondo buy and rent expected to complete to complete to complete to complete the complete to complete the complete t	about the property of the latter we about the property of the	o and local couluring constructed bitterly to the and sleep dissial houses have	ncillors have tion will be go local author turbance whi	vehicles causing their hous expressed concern, but de reatly increased if 150 new ity, regarding traffic vibratio ch will be on going until such bushed on the Mount Libani existing older housing stocard contribute to the local e	espite their help no houses are built on the on being experienced ch times as the problem is us Estate and the land
2 5		Why Incl/Excl of site i	mproves soundr	ness?				7.00	.,				
2 5		THE RION EXOLOR OF SITE I	mproved deariar										

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

Filtered to sh	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Source 7	Гуре Mode	Status Modified	TREAT Petition of	EVIDENCE I in parts Add'I			ficer R	Recommendation	Response
4189.A2			S W	М							
Document:				Site: 899/ASN	167 Land at Pe	n yr Englyn				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Ques	tion										Representation Text
It sho It sho eque: Curre Penyi The p Using	Support (Yes) or object out the alternative proposal and be built alongside, NOT out of the content of the cont	AS(N)167 regard ON, the existing r h of New Penyrer it to join the A406 eavy vehicles which the intolerable vib 061 would greatly the relief road at s is the case alor	rail service tranglyn school, 61 Rhigos moch use the Adbration these by ameliorate bove Penyrengside the nervice trails.	ack bed. (As in the continuing over the contain road just red 4061 as a link with evenicles are cause this problem.  Inglyn does NOT clew road to Clydacie.	ne Development I ne empty Ynysfeic northern of the "F n the inter-city A4 sing throughout A onflict with altern h Pavilions.) The	Plan's CS8.a2 site top (re-graded) a prestry House" be 65, thunder throug bertonllwyd Street ative proposals AS tip should NOT be	and then north nd. (A rounda gh Abertonllwy t, along with sl S(N)162 and 1 e reserved for	nward above the about intersection about intersection about intersection about 163, reserving its of development of	on.)  ute Stree e, has be t for leisu of 150 ho	et Treherbert and onto een made plain to the ure and recreation. It is buses, as Developmen	the "Carmel Narrows" in Highways Department. s a large enough area to at Plan Policy No. NSA9.16
Item Questior	1					Reply					Soundness Tests
2 5	Why Incl/Excl of site im	proves soundnes	ss?								
CE2											

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CE4

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.	— — .	Officer	Recommendation	Response
4190.A1			0	М						
Document:				Site: 846/ASN	040 Land at Ci	richton Farm			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?			No				
and o	wup in the Cynon Valley and cycling on the land between of ents of Cwmbach in my opin ably be destroyed if the devi	Cwmbach an ion as it wou	d Abernant, whild involve the re	ich Tunderstand is t	he subject of a p	olanning application to dev	elop into a hous	ing estate	. This would be entirely detri	mental to the current
Item Questio						Reply				Soundness Tests
on pa 'We' P1. E resid C2 It	Why Incl/Excl of site im exclusion of the site from the age 2 will seek to protect, enhance selow — consultation with resents to make valid represendoes not have regard to Nat does not have regard to the	and manage idents in this tations for exional Policy (	oosed Alternative the natural and particular area clusion of the son Green Wedg	d semi natural enviro has been minimal a ite from the plan.	onment, its reso	urces and its biodiversity'.		•		
4190.A2			0	М						
Document:				Site: 846/ASN	040 Land at Ci	richton Farm			PEX Session:	
Policy: Summary:			Мар:			Issue:				
Item Questio	n							<del></del>		Soundness Tests

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents has been minimal and to little time afforded them to make representations for the exclusion of the site.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

T IIICICA IO SHOW	v. (All representations)										
Rep'n No A	ccssn No Date Lodged	Late? Sour	rce Type Mod	e Status Modified	TREAT Petition of		NO FRTH d'I SA/SEA		ncil Officer	Recommendation	Response
4190.A3			0	М							
Document:				Site: 856/ASN	041 Land at Ci	ichton Farm				PEX Session:	
Policy:			Мар:			Issu	e:				
Summary:											
Item Questic	on										Representation Text
1 3-4	Support (Yes) or obje	ct (No) to incl	of site?				No				
and cyc residen	ling on the land between	Cwmbach and nion as it wou	d Abernant, whild involve the r	nich Lunderstand is	the subject of a p	olanning applica	ation to deve	elop into a ho	ousing estate	ed 10 and 6 respectively. Al e. This would be entirely det ion. Also, the area has abur	rimental to the current
Item Question		· <u>— — — —</u>				Reply					Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

P1. Below - consultation with local residents has been minimal and to little time afforded them to make representations for the exclusion of the site.

C2 It does not have regard to National Policy on Green Wedge Land

C3 It does not have regard to the Wales Spatial Plan

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Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	TREA <sup>*</sup> le Status Modified Petition of	T EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4190.A4			0	М				
Document:				Site: 1173/ASD009 NSA 9. Cwmbach	9 - Remainder of Ynyscynon F	arm,	PEX Session:	
Policy:			Мар:		Issue:			
Summary:								
Item Ques	tion							Representation Text
1 3 - 4	Support (Yes) or objec	t (No) to incl o	f site?		No			
and c reside	cycling on the land between 0	Owmbach and ion as it would	Abernant, what involve the re	aces. My brother and his family novalich I understand is the subject of a emoval of yet another communal a	a planning application to devel	op into a housing estate.	This would be entirely detrim	nental to the current
Item Question	า				Reply			Soundness Tests
P1. B C2 lt C3 lt		al residents ha ional Policy or	s been minin Green Wed Plan		to make representations for the	ne exclusion of the site.		
4191.A1			0	M	Cofee and Dood		DEV Cassian	
Document: Policy:			Мар:	Site: 933/ASN039 Land at 0	Jempennar Road Issue:		PEX Session:	
Summary:			iviap.		issue.			
Item Ques	tion							Representation Text
1. Ac 2. No	Support (Yes) or object objecting to the draft planning cess to site i.e Narrow road ise from increase in traffic. st coming from site from cor	g proposals wi	th the following	ng e coming from council housing est	No ate onto road from exit provide	ed by council.		
Item Question	 1			· — — — — — — — — —	- — — — — — — — — . Reply			Soundness Tests
2 5 P.1 P.2 CE2	Why Incl/Excl of site im	nproves sound	ness?					

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

Rep'n No	Accs	sn No Date Lod	lged Late? Soul	гсе Туре	Mode S	Status Modified	TREAT Petition of		CE NO FRT Add'I SA/SE/	—	il Officer	Recommendation	Response
4192.A1				0	W	М							
Document:						Site: 920/ASN	161 Land at Rh	igos Road				PEX Session:	
Policy:				Мар	):			Is	ssue:				
Summary:													
Item Que	estion	· <del></del>											Representation Text
1 3 - 4	4 5	Support (Yes) or	object (No) to incl	of site?									
For	_												
FUI	· 2 reaso	ons I object to the	use of the Haigsi	de allotme	ents (ref	f. land off Rhigos	Road) for reside	ntial purpose	es.				
1. F Rhiq num Abe	Residen gos Roa nber of la ertonllwy	ats of Abertonllwy ad, A4061, to be arge vehicles po ad Street have ov	d Street, Treherbeing or end their jou	ert have co urneys thro wn Aberto rs complai	onstantly ough the nllwyd S ined bitt	y complained abo Rhondda Valley. Street for a year o terly to the local a	out the problem o MP, AMP and I r more during co uthority, regardin	f large articu local councill nstruction wi g traffic vibra	ulated vehicles lors have expr ill be greatly in ation being ex	essed concern creased if 150 perienced thro	, but despite new house: ughout their	lations to sake as the vehi e their help no progress ha s are built on the allotment properties, and are conce d and rectified.	ave been made. The site. Residents of
1. F Rhig num Abe dev 2. J	Residen gos Roa nber of li ertonllwy velopme There is	ats of Abertonllwy ad, A4061, to be arge vehicles po ad Street have ov nt go forward it w	ord Street, Treherbeing or end their jou nunding up and dow ver the last 10 year vill result in even m	ert have co urneys thro wn Aberto rs complai nore vibrat a local nee	onstantly ough the nllwyd S ined bitt ion and	y complained about the Rhondda Valley. Street for a year of terly to the local and sleep disturbance waffordable hours.	out the problem on the problem on the problem of th	f large articu local councill nstruction wi g traffic vibra n going until	ulated vehicles lors have exprill be greatly in ation being expected by the such times as	essed concern creased if 150 perienced thro the problem is	but despite new house ughout their addressed	e their help no progress has are built on the allotment properties, and are conce	ave been made. The site. Residents of erned that should this

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Soundness Tests Item Question

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

Filtered to sh	now: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	Туре Мос	de Status Mod	TREAT lified Petition of	EVIDENCE NO in parts Add'l SA		I Officer	Recommendation	Response
4192.A2			S V	V M						
Document:				Site: 899	ASN167 Land at P	en yr Englyn			PEX Session	:
Policy:			Мар:			Issue:				
Summary:										
Item Que					- — — — — —					Representation Text
It sho It sho eque Curr Pen The Usin acco	Support (Yes) or object port the alternative proposal build be built alongside, NOT build cross the valley just sout estrian grazings. This allows ently, articulated and other hearing the concern about proposed re-alignment of A4 g part of Ynysfeio tip to route the modate both functions. (A se. There is a surplus of vaca	AS(N)167 regard ON, the existing the of New Penyre it to join the A40 eavy vehicles where the intolerable with the	rail service englyn scho 261 Rhigos nich use the dibration the above Peny ongside the	e track bed. (A pol, continuing of mountain road e A4061 as a li ese vehicles ar ate this probler yrenglyn does N e new road to C	as in the Development over the empty Ynysfei d just northern of the "I nk with the inter-city A e causing throughout n.  NOT conflict with altern clydach Pavilions.) Th	Plan's CS8.a2 site 72 o top (re-graded) and Forestry House" bend. 465, thunder through A Abertonllwyd Street, al mative proposals AS(N e tip should NOT be re	then northward above (A roundabout intellaboration) (A roundab	rsection.)  and Bute Sindance, ha  rving it for leading to the second se	treet Treherbert and onto s been made plain to the eisure and recreation. It i ) houses, as Developmer	the "Carmel Narrows" in Highways Department. s a large enough area to nt Plan Policy No. NSA9.16
Item Questio	n					Reply				Soundness Tests
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CE2										

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

2 5 Why Incl/Excl of site improves soundness?

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

Filtered to sh	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Source T	Type Mode S	Status Modified	TREAT Petition of	EVIDENCE in parts Add'		—	cil Officer	Recommendation	Response
4193.A2			S W	M							
Document:				Site: 899/ASN1	167 Land at Pe	n yr Englyn				PEX Sess	ion:
Policy: Summary:			Мар:			Issue	:				
Item Que	== == == == == == == == == == == == ==										Representation Text
It sho eque Curr Peny The Usin acco	renglyn. The concern about proposed re-alignment of Ad g part of Ynysfeio tip to route mmodate both functions. (A	th of New Penyrens it to join the A406 eavy vehicles which the intolerable vib 4061 would greatly be the relief road above is the case along	nglyn school, of Rhigos moch use the A4 pration these by ameliorate to cove Penyrengside the new	continuing over the puntain road just no 1061 as a link with vehicles are causithis problem.  Inglyn does NOT cow road to Clydach	e empty Ynysfeid orthern of the "F the inter-city A4 ing throughout A onflict with alternal Pavilions.) The	o top (re-graded) orestry House" b 65, thunder thro bertonllwyd Stre ative proposals a t tip should NOT	) and then no bend. (A rou ugh Abertor eet, along wi AS(N)162 a be reserved	northward aboundabout into nllwyd Street ith sleep diso and 163, reso d for develop	ersection.) and Bute Sturbance, have	Street Treherbert and o as been made plain to leisure and recreation. 0 houses, as Developr	nto the "Carmel Narrows" in
Item Questio	<u> </u>					Reply				· <del></del>	Soundness Tests
2 5	Why Incl/Excl of site in	nproves soundnes	s?								

CE2

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type M	1ode Sta	TREAT atus Modified Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA		Recommendation	Response
4194.A1			0	W	М				
Document:					Site: 920/ASN161 Land at R	higos Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	stion								Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?						
For 2	2 reasons I object to the use	of the Haigsid	de allotmer	nts (ref. la	and off Rhigos Road) for reside	ntial purposes.			
1. R	esidents of Abertonllwyd Stre	eet. Treherbe	ert have con	stantly c	complained about the problem	of large articulated vehicles	causing their house found	ations to sake as the vehicles	leave and ioin the
Rhig	os Road, A4061, to being or	r end their jou	ırneys throu	igh thể R	Chondda Valley. MP, AMP and	local councillors have expre	essed concern, but despite	e their help no progress have	been made. 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.
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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.

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Rep'n No	Accssn No Date Lodged	Late? Source Typ	pe Mode Sta	tus Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S		I Officer	Recommendation	Response
4194.A2			s w i	M						
Document:			;	Site: 899/ASN16	67 Land at Pe	n yr Englyn			PEX Session	ı:
Policy:		N	Лар:			Issue:				
Summary:										
Item Que	 stion									Representation Text
It sho It sho eque Curr Peny The I Usin acco	Support (Yes) or object port the alternative proposal puld be built alongside, NOT build cross the valley just sout estrian grazings. This allows ently, articulated and other harmonic proposed re-alignment of A4 g part of Ynysfeio tip to route mmodate both functions. (A is. There is a surplus of vaca	AS(N)167 regarding AS(N)167 regarding AS(N)167 regarding and the existing rail to form the A4061 reavy vehicles which the intolerable vibration would greatly at the relief road aboves is the case alongs.	ng the Northern I service track yn school, cor Rhigos moun use the A406 ation these vel ameliorate this ve Penyrengly side the new r	bed. (As in the natinuing over the tain road just no if as a link with thicles are causing problem.  In does NOT coroad to Clydach	Development I empty Ynysfeic rthern of the "Fothe inter-city A4 ng throughout A empty of the with alternations.) The	Plan's CS8.a2 site 725 to top (re-graded) and the prestry House" bend. (65, thunder through Abbertonllwyd Street, alo	nen northward about interpretation of the control o	rsection.)  and Bute Sirbance, ha  rving it for lender of 150	treet Treherbert and onto s been made plain to the eisure and recreation. It o houses, as Developme	the "Carmel Narrows" in Highways Department. is a large enough area to nt Plan Policy No. NSA9.16
Item Questio	n					Reply				Soundness Tests
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Filtered to s	how: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source	e Type I	Mode S	TREAT Status Modified Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4195.A1			0	W	М				
Document:					Site: 920/ASN161 Land at R	higos Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	stion								Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl of	f site?						
For	2 reasons I object to the use	of the Haigside	allotme	nts (ref.	. land off Rhigos Road) for reside	ential purposes.			
Rhig	os Road, A4061, to being o	r end their journ	neys throu	ugh the	complained about the problem of Rhondda Valley. MP, AMP and Street for a year or more during co	local councillors have expre	essed concern, but despite	e their help no progress have	been made. The

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

Filtered to sh	now: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source 7	Гуре Mode S	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA	FRTHR EVID. \/SEA Repr Council	Officer	Recommendation	Response
4195.A2			S W	М						
Document:				Site: 899/ASN1	67 Land at Pe	en yr Englyn			PEX Session	<b>:</b>
Policy:			Мар:			Issue:				
Summary:										
Item Que	stion									Representation Text
It sho It sho eque Curr Pen The Usin acco	port the alternative proposal build be built alongside, NOT build cross the valley just sout estrian grazings. This allows ently, articulated and other heyrenglyn. The concern about proposed re-alignment of A4 g part of Ynysfeio tip to route the ses. There is a surplus of vaca	ON, the existing r h of New Penyren it to join the A406 eavy vehicles whic the intolerable vit 061 would greatly the relief road at s is the case alor	ail service tra	cck bed. (As in the continuing over the untain road just no 061 as a link with vehicles are causihis problem.  glyn does NOT cow road to Clydach	e Development e empty Ynysfeio orthern of the "F the inter-city Ad ing throughout A onflict with altern Pavilions.) The	Plan's CS8.a2 site 72 to top (re-graded) and orestry House" bend. 165, thunder through A bertonllwyd Street, a ative proposals AS(N	then northward above (A roundabout intersalbertonllwyd Street ar long with sleep disturbles and 163, reserveserved for developm	section.)  nd Bute St bance, has  ring it for le	reet Treherbert and onto s been made plain to the sisure and recreation. It i I houses, as Developmen	the "Carmel Narrows" in Highways Department. is a large enough area to nt Plan Policy No. NSA9.16
Item Questio	n					Reply				Soundness Tests
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Rep'n No	Accssn No Date Lodged	Late? Source	е Туре	Mode S	Status Modified	TREAT Petition of		CE NO FR1 Add'I SA/SE,	—	Officer	Recommendation	Response
4196.A1			0	W	M							
Document:					Site: 920/ASN	l161 Land at Rh	nigos Road				PEX Session:	
Policy:			Мар	:			Is	sue:				
Summary:												
Item Ques	 stion											Representation Text
1 3 - 4	Support (Yes) or objec	t (No) to incl of	f site?									
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Rhig numb Aber	esidents of Abertonllwyd Stre os Road, A4061, to being or oer of large vehicles pounding tonllwyd Street have over the lopment go forward it will res	end their jourr g up and dowr last 10 years	neys thro n Aberto complai	ough the nllwyd S ned bitt	Rhondda Valley. Street for a year o terly to the local a	. MP, AMP and r more during couthority, regardir	local councill enstruction wing traffic vibra	ors have expr Il be greatly in ation being ex	ressed concern, ncreased if 150 r perienced throu	but despitenew house: ghout their	e their help no progress h s are built on the allotmen properties, and are conc	ave been made. The nt site. Residents of
	nere is no evidence to show to has been left empty for a nu							ver 100 socia	al houses have b	een demo	lished on the Mount Libar	nus Estate and the land
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Rep'n No	Accssn No Date Lodged	Late? Source Ty	ype Mode St	tatus Modified	TREAT Petition of		IO FRTHR EVID. SA/SEA Repr Cou	ıncil Officer	Recommendation	Response
4196.A2			s w	М						
Document:				Site: 899/ASN1	167 Land at Pe	n yr Englyn			PEX Session	n:
Policy: Summary:		ı	Мар:			Issue:				
Item Que	— — — — — — — stion									Representation Text
It sho eque Curr Pen The Usin acco	ould be built alongside, NOT and cross the valley just sour strian grazings. This allows ently, articulated and other harenglyn. The concern about proposed re-alignment of Adgrant of Ynysfeio tip to route mmodate both functions. (Ass. There is a surplus of vacar	th of New Penyreng it to join the A4061 eavy vehicles which the intolerable vibration would greatly the relief road aboas is the case along	glyn school, co 1 Rhigos mou h use the A40 ration these v ameliorate th ove Penyreng gside the new	continuing over the untain road just no 061 as a link with vehicles are causinis problem. glyn does NOT co v road to Clydach	e empty Ynysfeid orthern of the "F the inter-city A4 ing throughout A onflict with alternal Pavilions.) The	o top (re-graded) a orestry House" ber 65, thunder throug bertonllwyd Street ative proposals AS	nd then northward and. (A roundabout in the control of the control	ntersection.) set and Bute S isturbance, has eserving it for lopment of 15	Street Treherbert and onto as been made plain to the leisure and recreation. It 0 houses, as Developme	the "Carmel Narrows" in Highways Department. is a large enough area to nt Plan Policy No. NSA9.16
Item Questic	 n			· — — — — —		Reply				Soundness Tests
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Rep'n No Accss	n No Date Lodged	Late? Source	Туре	Mode S	Status Modified	TREAT Petition of		E NO FRTI Id'I SA/SEA		il Officer	Recommendation	Response
4197.A1			0	W	M							
Document:					Site: 920/ASN	161 Land at Rh	igos Road				PEX Session:	
Policy:			Мар				lss	ue:				
Summary:												
Item Question								·				Representation Text
Rhigos Roa number of la Abertonllwyd	d, A4061, to being or arge vehicles poundin	end their journe g up and down last 10 years o	eys thro Abertoi complai	ugh the nllwyd S ned bitt	Rhondda Valley. Street for a year or terly to the local au	MP, AMP and le more during con hthority, regarding	ocal councillonstruction will graffic vibrat	rs have expre be greatly inc on being exp	essed concern creased if 150 perienced thro	, but despit new house ughout their	lations to sake as the vehic e their help no progress ha s are built on the allotment properties, and are conce d and rectified.	ve been made. The site. Residents of

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Rep'n No	Accssn No Date Lodged	Late? Source Typ	e Mode Sta	tus Modified	TREAT Petition of		E NOFRTH Id'I SA/SEA	HR EVID. \ Repr Coun	cil Officer	Recommendation	n Response
4197.A2		S	S W I	M							
Document:			;	Site: 899/ASN16	67 Land at Pe	n yr Englyn				PEX Ses	ssion:
Policy:		Ma	ар:			lssi	le:				
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Item Qu	estion										Representation Text
It s eq Cu Pe Th Us acc		DN, the existing rail of New Penyrengly to join the A4061 flavy vehicles which the intolerable vibration would greatly at the relief road above is the case alongs	service track on school, cor Rhigos moun use the A406 tion these vel meliorate this re Penyrengly ide the new r	bed. (As in the natinuing over the tain road just not a link with thicles are causing problem.  In does NOT coroad to Clydach I	Development I empty Ynysfeic rthern of the "Fi the inter-city A4 ng throughout A nflict with alterna Pavilions.) The	Plan's CS8.a2 top (re-grade prestry House 65, thunder the bertonllwyd S ative proposal	ed) and then r " bend. (A ro rough Aberto treet, along w s AS(N)162 a	northward ab bundabout int onllwyd Street vith sleep dis and 163, res ed for develop	ersection.) t and Bute S turbance, ha erving it for I oment of 150	treet Treherbert and as been made plain t eisure and recreatio 0 houses, as Develo	d onto the "Carmel Narrows" in to the Highways Department.  on. It is a large enough area to oppment Plan Policy No. NSA9.16 areas. (See LDP Policy AW7)
Item Quest	on					Rep	'y				Soundness Tests
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Rep'n No	TREAT EVIDENCE NO FRTHR EVID.  Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response
4199.A1	OWM
Document:	Site: 920/ASN161 Land at Rhigos Road PEX Session:
Policy:	Map: Issue:
Summary:	
Item Que	estion Representation Text
1 3 - 4	Support (Yes) or object (No) to incl of site? 2 reasons I object to the use of the Haigside allotments (ref. land off Rhigos Road) for residential purposes.
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### Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodge	ed Late? Sou	rce Type Mode	Status Modified	TREAT Petition of	EVIDENCE in parts Add		—	cil Officer	Recommendation	Response
4199.A2			S W	М							
Document:				Site: 899/ASN	N167 Land at Pe	en yr Englyn				PEX Sess	ion:
Policy: Summary:			Map:			Issue	:				
Item Qu	estion										Representation Text
Its eq Cu Pe Th Us ac	nyrenglyn. The concern ab e proposed re-alignment of ing part of Ynysfeio tip to ro commodate both functions.	OT ON, the exist outh of New Per ws it to join the ar heavy vehicles out the intolerable A4061 would groute the relief roa (As is the case	ting rail service tr nyrenglyn school, A4061 Rhigos m s which use the A- ble vibration these reatly ameliorate ad above Penyre e alongside the ne	ack bed. (As in the continuing over the contain road just a 4061 as a link with a vehicles are cauthis problem.  Inglyn does NOT caw road to Clydac	the Development the empty Ynysfein northern of the "F th the inter-city Adsing throughout Adsing throughout Adsonflict with alternation Pavilions.) The	Plan's CS8.a2 s to top (re-graded) forestry House" b 165, thunder thro Abertonllwyd Stre ative proposals e tip should NOT	) and then ropend. (A rough Aberto eet, along was AS(N)162 and be reserved.	northward ab bundabout int onllwyd Street vith sleep dis and 163, res ed for develop	ersection.) t and Bute S turbance, ha erving it for looment of 15	treet Treherbert and o as been made plain to eisure and recreation. 0 houses, as Developi	nent boundary and any into the "Carmel Narrows" in the Highways Department.  It is a large enough area to ment Plan Policy No. NSA9.16 leas. (See LDP Policy AW7)
Item Quest	ion					Reply					Soundness Tests
2 5	Why Incl/Excl of site	e improves soun	ndness?	·				·			

CE2

This alternative, AS(N)167 is a more appropriate strategy for the Ward, and would make the Development Plan more robust therefore. We need to retain a full rail service all the way to Treherbert Station (and even to Tyneydd). The existing streets immediately south of the Rhigos mountain road cannot take their present hammering, indefinitely. This alternative relief road route would make it a far easier journey for those having and seeking work westwards and eastwards along the A465 Heads of the Valleys axis, instead of the original LDP Policy, CS8a2 site 725, terminating the road at the Carmel Narrows in Penyrenglyn.

CE4

The original LDP proposal (CS8.a2 site 725) is too inflexible to deal with changing circumstances. A particular example is the need for an easy journey-to-work when in the future, the jobs will eventually begin to appear to the north of us, when the A465 becomes dual carriageway along its entirety.

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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type M	lode St	tatus Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	THR EVID. A Repr Council Office	er Recommendation	Response
4201.A1			0	W	M					
Documen	t:				Site: 895/ASN	173 Land at Tyle	e Garw		PEX Session:	
Policy:			Мар:				Issue:			
Summary										
Item C	Question									Representation Text
1 3	- 4 Support (Yes) or obje	ect (No) to incl	of site?							
Т	he development of this site wil	l destroy a rich	and divers	e wildlif	e habitat. I have	e observed many	woodland buds as well a	as bats and newts. It also	supports a vast array of insec	ts.
4201.A2	strongly believe that areas like	this site bring	so much ple	easure W	and instil a feelii	ng of well-being to	o its users that its value i	s priceless.		
Documen	t:				Site: 1106/AS	S084 Land at Ty	de Garw		PEX Session:	
Policy:			Мар:				Issue:			
Summary	: 						<u></u>			
Item C	Question									Representation Text
1 3	- 4 Support (Yes) or obje	ect (No) to incl	of site?							
Т	he development of this site wil	l destroy a rich	and divers	e wildlif	e habit.					
П	have observed many woodland	d buds as well	as bats and	l newts	. It also supports	s a vast array of i	nsects.			
	s well as the obvious recreation which can only be beneficial as			,			,	lland, children especially	enjoy exploring and discoverir	ng the wonders of nature,
1:	strongly believe that areas like	this site bring	so much ple	easure	and instil a feelii	ng of well-being to	its users that its value i	s priceless.		

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	се Туре Т	Mode .	Status Modified	TREAT Petition of	EVIDENC in parts A		RTHR EVID. EA Repr Col	uncil Offic	er Recor	nmendation	Response
4202.A1			0	W	М								
Document:					Site: 895/ASN	173 Land at Ty	e Garw					PEX Session:	
Policy: Summary:			Мар:				lss	sue:					
Item Que	estion												Representation Text
and	woodlands are an environme result in the loss of a much us		woodland	d. Cha	ange of use of land								missions of the area,
4203.A1			0	W	М								
Document:					Site: 895/ASN	173 Land at Ty	e Garw					PEX Session:	
Policy:			Мар:				lss	ue:					
Summary:													
Item Que	estion												Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl o	of site?										

I and my partner have recently purchased "Woodland Villas", a house previously converted into 8 flats, with the intention of completely refurbishing and upgrading the property throughout.

This work has already begun in ernest with a significant ammount of work already being completed, namely the rewiring and the installation of new kitchens, with new decoration and bathrooms to follow. We are already in the process of marketing the flats and have already received a number of responces.

This property is regarded by us as a rental investment for the next 10 to 15 years at least, if not longer. Obviously our tennants would also be greatly affected if these proposals went ahead. We would therefore strongly object to any future major development that would effect our property/ investment or the access road at the side of the property.

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# DEDDECENTATION DETAIL by Depressentation N

# Phondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)	y: Representati	ion No			KIIC	nidua Cyrion 1	ai Coui	ity Borough Counci	i Locai Developilietit Flati
Rep'n No Accssn No Date Lodged	Late? Source	Туре Мос	de Status Mo	TREAT odified Petition of	EVIDENCE NO I in parts Add'l SA/		Officer	Recommendation	Response
4204.A1		O V	V M						
Document:			Site: 89	95/ASN173 Land at Tyl	le Garw			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
Traffic concerns due to proxim     Environmental concerns - requ     Woodland is designated ancient     This is green land - I was of under	uire full assessme and a unique are	ent of ecolors a in our lo	ogical status. cality.				ocal resid	ence maybe increased - al	ready a great issue
Item Question					Reply				Soundness Tests
2 5 Why Incl/Excl of site im I don't feel qualified to comment	•								
P1 & P2 C1, C2, C3 & C4 CE1, CE2, CE3 & CE4!!									
4205.A1		S V	V M						
Document:			Site: 93	37/ASN174 Site off He	ol Llechau			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question						_ — — — — — –			Representation Text
1 3 - 4 Support (Yes) or object lam writing to ask for the above a	` ,		in the Emergi	ng Local Development l	Plan as an extension o	f the Settlement Bou	ndary.		

- The following Bullet points are the main reasons for this request.

  A. To meet the growing demand for new build properties in the Rhondda Fach.

  B. To meet the proposed North/South housing policies of the emerging L.D.P.

- C. The site is immediately adjacent to an existing settlement.D. The principal of housing development was previously established "guidance can be provided".
- E. The site lies outside the identified flood plain areas.
- F. Access to and from the site is immediately available.
- G. Connections to utility services is close by.

I look forward to your reply.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn No Date Lodged	Late? Source	Туре І	Mode S	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		cil Officer	Recommendation	Response
4206.A1		0	W	М						
Document:				Site: 1002/ASN	1176 Land to t	he west of Ynyshir			PEX Session:	
Policy:		Мар:				Issue:				
Summary:								 		
Item Question								 		Representation Text
1 3 - 4 Support (Yes) or object Having lived here for about 32 year also someone near the farm work	ars. Í have neve	r had p								end of our road and
4206.A2		0	W	М						
Document:				Site: 1074/ASS	086 Large ar	ea of land to the west	of Ynyshir		PEX Session:	
Policy:		Мар:				Issue:				
Summary:								 		
Item Question								 		Representation Text
1 3 - 4 Support (Yes) or object Having live here for about 32 year also someone near the farm work	rs. Thave never	had a p								nd of our road and
4207.A1		0	W	M						
Document:				Site: 1002/ASN	1176 Land to t	he west of Ynyshir			PEX Session:	
Policy:		Мар:				Issue:				
Summary:								 		
Item Question								 		Representation Text
1 3 - 4 Support (Yes) or objec	t (No) to incl of s	site?						 		

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I object to any plans to build houses behind my property on the grounds that the water problems be already has could deteriate.

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

REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4207.A2 W М 0 Document: Site: 1074/ASS086 Large area of land to the west of Ynyshir PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Tobject to any plans to build houses behind my property on the gronds that the water problems be already has could deteriate. 4208.A1 W М 0 **Document**: Site: 939/ASN178 Land at Buarth y Capel PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? REF: AS(N)178 This alternative proposal, an extension to the South of the part of the North with planning permission, is of a size necessary to assess its impact on the Ynysybwl Community as a whole. Access to and the existing highway infrastructure is very important as the village is experiencing difficulties with existing traffic movements. The environmental impact this size development will have in terms of ecology, drainage (foul and surface water) traffic & general amenity warrant a assessment report for the public to draw further conclusions where developers proposals could be further considered. **Soundness Tests** Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

I consider the exclusion of this alternative site would improve the soundness of the L.D.P. until such time a considered sound proposals have been provided which will meet expectations of all interested parties and individual inhabitants of the village.

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# DEDDECENTATION DETAIL but Depresentation No.

# Rhondda Cynon Taf County Borough Council Local Development Plan

	ow: (All representations)	y: Represen	itation No	)				KIIOI	iiuua C	Sylidii	rai Cou	iity Bord	ugn count	cii Locai Developinent Fiai
Rep'n No	Accssn No Date Lodged	Late? Source	се Туре	Mode S	Status Modified	TREAT Petition of	EVIDENC in parts A				cil Officer	Recomn	nendation	Response
4208.A2			0	W	М									
Document:					Site: 1034/AS	S087 Land at E	Buarth y Cape	I					PEX Session:	
Policy:			Мар	:			lss	sue:						
Summary:														
Item Ques	==- ==- ==- ==- ==- ==- === ==== =======													Representation Text
It beg incl - appro unde	Support (Yes) or object AS(S)87  ggars belief how a develope rugby, football, cricket, bow oved, to eliminating what the restand, been rejected for but all - need for a full appraisal ner relevant matters - building	r/ other can offi s and children village does h lding developr on the affect/e	er up as play are nave. The ment on p	a). Yny: e allotm olanning rge dev	sybwl residents, event and garage and garage and grounds in the revelopment propos	especially the chareas to the rear ecent past.  al of this nature	ildren, have lir of Clive Terra will have on th on, health and	mited facili ce (in priva e commur safety ma	ities and ate owne	l amenity ership) a cularly w	as it currer lso part of t th regard to	ntly stands a he overall la o transport a	nd this propos nd developme and highway inf	al goes a long way, if ant proposals have, I frastructure and including
2 5	Why Incl/Excl of site in	nrovos sound	lnocc?				Rep	y						
_	bly by retaining the recreation	•		e, albei	t sadly minimalist	t, will improve the	e soundness o	of the LDP.	<u>.</u>					
4209.A1			0	W	М									
Document:					Site: 939/ASN	178 Land at Bu	uarth y Capel						PEX Session:	
Policy:			Мар	:			lss	sue:						
Summary:														
Item Ques	 stion													Representation Tex
1 3 - 4	Support (Yes) or object													

I object to housing site because of the following reasons:

- 1. The land at Buarth0capel is the only wetlands in the locality providing a unique wild life habitat.

  2. The structure of the ground provides a natural soak away enabling water run off from surrounding high ground and nearby housing to be released into the water course. If the development proceeds there is a potential flooding problem at the lower end of the water course caused by fast run off of rainwater from hard surfaces into the surface water drainage system.
- 3. The expected increase in traffic generated by the development would put an unbearable strain on the current inadequate main road through the village. There is also a potential risk that emergency vehicles may not reach the proposed development site within specified times because of the heavily congested narrow access roads and on street parking.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? S	Source Typ	oe N	lode S	Status M	odified P	TREAT etition of		_	NO FRTI SA/SEA		icil (	Officer	Recommendation	Response	
4209.A2			(	)	W	М											
Document:						Site: 1	034/ASS087	Land at E	Buarth y Ca	pel					PEX Session:		
Policy:			M	lap:						Issue:	:						
Summary:																	
Item Quest	ion				· <del></del>						- <u></u>	<del></del>		·		Representation Text	

- 1 3 4 Support (Yes) or object (No) to incl of site?
  - I object to housing site because of the following reasons:
  - 1. Currently Ynysybwl has only one area, which can be used for recreational activities. Closure of the current facility would be hugely detrimental to the village, depriving individuals of the opportunity to participate in organised sport including rugby, bowls, tennis and football. Additionally this closure would have a detrimental impact on the sense of community villagers currently enjoy.
  - 2. The proposed removal of the allotments would again erode the community spirit. The allotments are cultivated regularly by like minded individuals who have made use of this ground for many years to produce their own fruit and vegetables.
  - 3. The expected increase in traffic generated by the development would put an unbearable strain on the existing heavy vehicle congested roads.

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Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/		r Recommendation	Response		
4210.A1			0	М							
Document:				Site: 846/ASI	N040 Land at Cr	ichton Farm		PEX Session:			
Policy:			Мар:			Issue:					
Summary:		· <del></del>									
Item Que	estion								Representation Text		
1 3 -	4 Support (Yes) or object	ct (No) to incl c	of site?			No					
			_DP for future	development re: re	emoval of coal tips	s and change of use of land	d from open agricultural l	and or 'Green Wedge Spac	ce' into future housing		
Document: Site: 846/ASN040 Land at Crichton Farm PEX Session:    Sumary:   Issue:   Sumary:   Issue:   Sumary:   Issue:   Sumary:   Issue:   Sumary:   Issue:   Issue											
Taf	f means large areas of the val	lley floors are p	orone to floodi	ng, especially alon	ng river frontages v	where ribbon development	t has occurred'. Also con				
Sus	stainability issues and over de	evelopment of t	the settlement	putting pressure o	on transport and lo	cal authority amenities and	d infrastructure including	schools and existing estates	S.		
		Open Nature of	the land and	continued need for	environmental im	provement/protection to pr	rotect the unique and nat	ural beauty and heritage whi	ch in turn will		
Dai	mage to Rights of way. Acces	ss issues on fo	ot and by car/	other vehicles.							
Item Questi	m Question Reply Soundness Tests										
			_								

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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

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Rep'n No	Accssn No Date Loc	dged Late? Sourc	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/	—	r Recommendation	Response
4211.A1			0	М					
Document:				Site: 846/ASN	040 Land at Cri	chton Farm		PEX Session	•
Policy:			Мар:			Issue:			
Summary:									
Item Qu	estion								Representation Text
1 3 -	4 Support (Yes) or	object (No) to incl o	f site?			No			
	ject to the inclusion of the relopment for the following		_DP for future	development re: ren	noval of coal tips	and change of use of land	d from open agricultural l	and or 'Green Wedge Sp	ace' into future housing
add dev The zon Cw gre bal cor Cyr	dition of added traffic an velopment (source: nation a lirreversible Damage to be between the settleme mbach/Aberdare canal anced development to rustrolled expansion to assum Valley Local Plan Provironmental Concerns all	d domestic noise in nal statistics online)  this designated 'Grant of Abernant which road. Generally used I Policy Context outli educe pressures and ist in safeguarding toposal (1991-2006)  pout adding more pr	reen Wedge A provides a red for most of thines in the Wald further maint: the countryside ENVP2-'Green oblems of drait	rea' which will alter a source of outstandir he 20th century at lea les Spatial Plan: "Ar ain quality of life" an e from encroachmer en Wedges' Numberinage of water and i	and deprive the gratural beauty ast. As outlined in innovated skilled 'Promote resout' the land proper 4. Within these increasing floodi	Space for Living enjoyed Is where residents walk, us in the RCT LDP including to darea offering a high qualities efficient settlement posed as an Alternative site a areas development will on the settlement will on the settlement will on the settlement will be a great development will on the settlement will be a great development will on the settlement will be a great development will be a great development will be settlement.	by local people on the preefor access on foot acrothe National Assembly dility of life-international yeatterns to minimise rural for development is a 'Gonly be permitted which the development—'the top	oposed site over the last construction would be exposed site over the last construction worn trails to the grovernment objectives for the distinctively Welsh." Alsoland take up" and also to I reen Wedge site' and is iddoes not prejudice the open prography and water environts.	entury. The area is a buffer olf course and le local designation of local to to 'Promote more wanage urban form through entified as such in the in nature of the land.
						where ribbon development dant wildlife and trees and		cerns about polluting strea	ms and rivers while
Sus	stainability issues and o	ver development of t	the settlement	putting pressure on	transport and lo	cal authority amenities and	d infrastructure including	schools and existing estat	es.
	mage in the long term to port/promote tourism.	the Open Nature of	the land and o	continued need for e	nvironmental im	provement/protection to pr	rotect the unique and nat	ural beauty and heritage w	hich in turn will
Da	mage to Rights of way.	Access issues on fo	ot and by car/c	other vehicles.					
Item Questi									Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	ode Status Modifie	TREAT ed Petition of		IDENCE arts Add	_	Officer	Recommendation	Response	
4212.A1			0	М	Yes	191		<b>V</b>		]		
Document:				Site: 846/AS	SN040 Land at C	richton	Farm			PEX Session:		
Policy:			Мар:				Issu	e:				
Summary:												
Item Ques	stion							<u></u> .				Representation Text

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

Comments of the Cwmbach Action Committee.

This area of land includes mature woodland; grasslands and disused colliery spoil tips which are covered by densely wooded mature trees. It forms together with the mature woodland across the valleys of Cwm-y-Felyn-Newydd and Nant y Geugarn including the Aberdare Golf Course, a natural green wedge between the residential settlements of Cwmbach and Abernant/Plasdraw, which we consider should prevail. Although part of the site has at one time been despoiled and scarred by industrial development that part of the land commonly referred to as Crichton tip, has long since returned to the landscape.

Any proposal to remove Crichton Tip would be injurious to local residents and visual amenity on account of noise, dust and pollution that would inevitably arise from such an operation. As the name suggests, Crichton tip does have an industrial past. However, industrial activity was abandoned in excess of seventy years ago. It is unequivocal that the tip has merged into the local landscape and is not decipherable as a standalone industrial artefact.

Any proposal to develop housing on the site would represent an unwarranted expansion of Cwmbach into the open countryside to the detriment of local residents, visual landscape amenity, thereby eroding the green wedge that presently exists between Cwmbach and Abernant/Plasdraw, which we consider should be preserved in perpetuity.

General comments of the Cymbach Action Committee

- 1. In that we are dealing with consultative Development Plan issues we have not made specific comments on infrastructure issues such as foul drainage, water supply and highway safety etc; accepting that these would be matters for consideration on their individual merits in the event of planning applications being submitted at a later date for residential development or the removal of Crichton tip. From a prima facie consideration, however, we would have strong reservations as to any means of access being derived from Cwmbach Road. At the 'Rosaries Bend', where there is an adverse camber in the horizontal and vertical alignment of the road to the detriment of highway safety or, indeed, to obtain access via Pinecroft Avenue or along the Werfa Incline (Linking with Gower Road).
- 2. The reference to Crichton Farm as a 'farm' in the conventional sense is a misnomer, since the land has not been the subject of agricultural husbandry for very many years. It has probably never had the application of fertilisers or pesticides in its agricultural management. Large tracts of the land to the north side and south side of Crichton House/Crichton cottage consists of self-setter deciduous trees, which we consider should be preserved, within the heart of the land and to the south of the said properties there is an area of grassland which has been agriculturally managed. Similar to the Bryncarnau Farm SSSI designation, which would give added protection to this area of open countryside against urban development.
- 3. In March 1975, the former Cynon Valley Borough Council approved a report by William F. Greenway, the then Director of works to the Council, entitles "Derelict Land in the Borough of Cynon Valley 1975" That report Inter alia, makes the following comments in relation to Crichton Tip:
  "Suggested proposals" (1975)

In view of recent housing development which has been undertaken in the area and that which has recently been approved for residential purposes, any physical works of removing or re-contouring would make conditions intolerable for those residing in the area during operations.

In that the tip is well vegetated its appearance does not dominate the visual aspect of the area.

It has attractive possibilities for informal recreation and is a vantage point with a limited amount of amenity on its southern and eastern slopes.

Item Question Reply Soundness Tests

Filtered to show: (All representations)

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

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

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

P1 - Below - consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.

C2 - It does not have regard to National Policy on Green Wedge Land.

es not have regard to the vivales Spatial Pi	an.						
	S	М					
		Site: 1173/ASD009 NSA 9.9 - Remain Cwmbach	ider of Ynyscynon Fa	arm,	PEX Session:		
I							
						Representation Text	
Support (Yes) or object (No) to incl of site	e?		No				
the deletion.							
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		Map: Support (Yes) or object (No) to incl of site?	S M Site: 1173/ASD009 NSA 9.9 - Remain Cwmbach Map:  Support (Yes) or object (No) to incl of site?	S M Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Fr. Cwmbach Map: Issue:  Support (Yes) or object (No) to incl of site? No the deletion.	Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach  Map: Issue:  Support (Yes) or object (No) to incl of site?  No the deletion.	Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, PEX Session:  Cwmbach  Map: Issue:  Support (Yes) or object (No) to incl of site?  No  the deletion.	

2 5 Why Incl/Excl of site improves soundness?

Safer communities

Living Space

Health and Wellbeing

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accs	sn No Date L	odged Late? Sour	rce Type Mode	e Status Modifie	TREAT d Petition of	EVIDENCE NO FR' in parts Add'l SA/SE	—	Officer Re	commendation	Response
4213.A1				0	М						
Document:					Site: 846/AS	SN040 Land at Ci	richton Farm			PEX Session	:
Policy:				Мар:			Issue:				
Summary:											
Item Que	estion	· <del></del>									Representation Text
1 3 - 4	4 5	Support (Yes)	or object (No) to incl	of site?			No				
		ne inclusion of nt for the follov		LDP for future	development re:	removal of coal tip	s and change of use of lar	nd from open agric	ultural land or	'Green Wedge Sp	ace' into future housing
add dev The zon Cwi	dition of velopme e Irrevers ne betwe vmbach/	added traffic a nt (source: nat sible Damage en the settlem Aberdare cana	and domestic noise in ional statistics online to this designated 'G ent of Abernant whic al road. Generally use	n area is not ac e) Green Wedge A h provides a re ed for most of th	ceptable to residurea' which will altesource of outstar are 20th century at	ents in this communer and deprive the ading natural beaut least. As outlined	unity. Respiratory disease Space for Living enjoyed y where residents walk, us in the RCT LDP including	id the third largest by local people on se for access on fo the National Asse	killer in Wale the proposed ot across wel mbly Govern	s which would be ex d site over the last of l worn trails to the g nent objectives for the	entury. The area is a buffer olf course and ne local designation of local
bala con	anced d	evelopment to expansion to as	reduce pressures ar ssist in safeguarding	nd further maint the countryside	ain quality of life" from encroachn	and 'Promote resonent" the land prop	ed area offering a high quource efficient settlement posed as an Alternative site areas development will	patterns to minimise for development	se rural land ta is a 'Green W	ake up" and also to ledge site and is id	Manage urban form through entified as such in the
Taff	f means	large areas of	f the valley floors are	prone to floodi	ng, especially alo	ng river frontages	ing by surface water from where ribbon developmer ndant wildlife and trees an	nt has occurred'. Al			nment of Rhondda Cynon Ims and rivers while
Sus	stainabil	ity issues and	over development of	the settlement	putting pressure	on transport and lo	ocal authority amenities an	d infrastructure inc	luding school	s and existing estat	es.
		the long term mote tourism.	to the Open Nature o	of the land and o	continued need fo	or environmental im	provement/protection to p	protect the unique a	and natural be	eauty and heritage w	hich in turn will
Dar	mage to	Rights of way	. Access issues on fo	oot and by car/o	other vehicles.						
Item Questi	ion	· — — — —		- — — — —							Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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

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Rep'n No	) Acc	cssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT d Petition of	EVIDENCE NO FR7 in parts Add'I SA/SE.	—	fficer Recomme	endation	Response	
4214.A1				0	М							
Documen	ıt:				Site: 846/AS	N040 Land at Cr	ichton Farm		P	EX Session:		
Policy:				Мар:			Issue:					
Summary	: 			·								
Item Q	Question										Representation Text	
1 3	- 4	Support (Yes) or obje	ct (No) to incl	of site?			No					
				LDP for future	development re: r	removal of coal tips	s and change of use of lan	d from open agricult	ural land or 'Gree	n Wedge Space' i	nto future housing	
Summary:  Item Question  Representation Text												
Ta	aff mear	ns large areas of the va	alley floors are p	orone to flooding	ng, especially alo	ng river frontages v	where ribbon developmen	t has occurred'. Also				
s	Sustainab	oility issues and over de	evelopment of	the settlement	putting pressure of	on transport and lo	cal authority amenities an	d infrastructure includ	ding schools and e	existing estates.		
			Open Nature of	the land and c	continued need fo	r environmental im	provement/protection to p	rotect the unique and	d natural beauty an	nd heritage which i	n turn will	
D	amage	to Rights of way. Acces	ss issues on fo	ot and by car/o	other vehicles.							
Item Ques	stion		- — — — — 				Reply			_ — — — — —	Soundness Tests	

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- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	how: (All representations	)								
Rep'n No	Accssn No Date Lodged	d Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/		icer Recommer	ndation Response	
4215.A1			0	M						
Document:				Site: 846/ASN	040 Land at Cri	ichton Farm		PE	EX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion								Representation	Text
1 3 - 4	4 Support (Yes) or obj	ect (No) to incl of	site?			No				
	ject to the inclusion of the ab elopment for the following re		OP for future o	development re: rer	moval of coal tips	s and change of use of land	d from open agricultu	ral land or 'Green	Wedge Space' into future housing	
add dev The zon Cwr gre- bala con Cyr Env Taff	ition of added traffic and do elopment (source: national state of this be between the settlement of mbach/Aberdare canal road en wedges: the National Po- anced development to reduct trolled expansion to assist in ion Valley Local Plan Propo	mestic noise in a statistics online) designated 'Gre Abernant which pl. Generally used licy Context outling the pressures and in safeguarding the sal (1991-2006) adding more proalley floors are presented building the extensive building more building more proalley floors are presented extensive building more building more proalley floors are presented extensive building more proalley floors are presented extensive building more proalley floors are presented as a second management of the secon	en Wedge Al provides a res for most of th hes in the Wal further mainta e countryside ENVP2-'Gree blems of drai one to floodir ng works. And	rea' which will alter source of outstanding 20th century at leves Spatial Plan: "A in quality of life" are from encroachmen Wedges' Numbrage of water and ing, especially along I importantly the importantly	and deprive the ng natural beauty ast. As outlined in innovated skilled 'Promote resont" the land propoer 4. Within these increasing floodi river frontages we pact on the abun	nity. Respiratory disease in Space for Living enjoyed In where residents walk, using the RCT LDP including the disease offering a high quadrice efficient settlement placed as an Alternative site erareas development will comply surface water from the where ribbon development dant wildlife and trees and	oy local people on the efor access on foot a the National Assemblaity of life-international atterns to minimise refor development is a only be permitted which he development — 'the has occurred'. Also it plants.	proposed site over cross well worn tra y Government objeatly et distinctively varal land take up" a 'Green Wedge sites does not prejudictively varal land take up and we concerns about po	ectives for the local designation of local Welsh." Also to 'Promote more and also to Manage urban form through te' and is identified as such in the ice the open nature of the land.  water environment of Rhondda Cynon illuting streams and rivers while	
	mage in the long term to the port/promote tourism.	Open Nature of the	he land and c	ontinued need for e	environmental im	provement/protection to pr	rotect the unique and	natural beauty and	I heritage which in turn will	
Dar	mage to Rights of way. Acce	ess issues on foo	t and by car/o	ther vehicles.						
Item Questi	on	_ — — — — -			_ — — — — -	Reply			Soundness	Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	how: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source Ty	ype Mode	Status Modified	TREAT Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA		r Recommendation	Response
4216.A1			0	M					
Document:				Site: 846/ASN0	140 Land at Cri	ichton Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	estion				- — — — -				Representation Text
1 3 - 4	4 Support (Yes) or objec	t (No) to incl of site	e?			No			
	ject to the inclusion of the aborelopment for the following reas		for future d	evelopment re: rem	noval of coal tips	and change of use of land	I from open agricultural l	and or 'Green Wedge Spa	ace' into future housing
devine the zone Cwriting region Cyriting Cyritin	ition of added traffic and dom elopment (source: national state of the period of the p	distics online) designated 'Green bernant which pro Generally used for y Context outlines pressures and fur safeguarding the cal (1991-2006) EN dding more probled by floors are pronextensive building welopment of the supen Nature of the	Wedge Are vides a rest of the in the Wale ther maintai countryside in VP2-'Greet ems of drain e to flooding works. And settlement pland and co	ea' which will alter a ource of outstandin 20th century at lea es Spatial Plan: "An in quality of life" and from encroachmen n Wedges' Number age of water and in g, especially along importantly the importantly the importan	and deprive the ag natural beauty ust. As outlined in innovated skilled 'Promote resot' the land proport 4. Within these preceding flooding river frontages wast on the abundance and locations.	Space for Living enjoyed by where residents walk, usen the RCT LDP including the darea offering a high quasurce efficient settlement passed as an Alternative site eareas development will ong by surface water from the where ribbon development dant wildlife and trees and cal authority amenities and	by local people on the pro- of or access on foot acro- ne National Assembly G lity of life-international yeatterns to minimise rural for development is a 'G nly be permitted which on the development —'the top has occurred'. Also com plants.  infrastructure including	oposed site over the last coss well worn trails to the go overnment objectives for the distinctively Welsh." Also land take up" and also to fixeen Wedge site' and is ideas not prejudice the oper pography and water environments about polluting streams schools and existing estated	entury. The area is a buffer If course and e local designation of local to 'Promote more danage urban form through entified as such in the a nature of the land. Inment of Rhondda Cynon ms and rivers while
	- <u>-</u>								 Soundness Tests
Item Question	on					Reply			Soundiess lests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

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- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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

Representation Text

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Rep'n No	Accssn No Date Lodged	Late? Sou	ırce Type Mode	e Status Modified	TREAT Petition of	_	NO FRTHI d'I SA/SEA	cil Officer	Recommendation	Response	
4216.A2			0	М							
Document:				Site: 856/ASN0	141 Land at Cri	ichton Farm			PEX Session:		
Policy:			Мар:			Issu	e:				
Summary:								 			
								 	- <del> </del>		-

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

Item Question

I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).

The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cymbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.

As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006\_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of Way, Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

P1 - Below - Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given to residents to make valid representations for exclusion of the site from the plan.

C2 - It does not have regard to National Policy on Green Wedge Land.

C3 - It does not have regard to the Wales Spatial Plan.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodge	d Late? Sourc	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.	— — .	cer Recommendation	Response
4217.A1			0	М					
Document:				Site: 846/ASN	N040 Land at Cr	chton Farm		PEX Sess	ion:
Policy:			Мар:			Issue:			
Summary:									
Item Qu	uestion								Representation Text
1 3 -	4 Support (Yes) or obj	ect (No) to incl o	f site?			No			
	bject to the inclusion of the alvelopment for the following re		DP for future	development re: re	moval of coal tips	and change of use of lan	nd from open agricultura	al land or 'Green Wedge	Space' into future housing
addede The zoi Cv greba coo Cy En Ta ree	dition of added traffic and do velopment (source: national e Irreversible Damage to this ne between the settlement of vmbach/Aberdare canal roaden wedges: the National Polanced development to reduntrolled expansion to assist in vnon Valley Local Plan Proposition of the wears large areas of the wmoving the coal from tips and estainability issues and over development.	emestic noise in statistics online) and designated 'Grander Abernant which and designated 'Grander Sale (1991-2006) adding more proposed and development of the statistics of the sale (1991-2006) adding more proposed the sale (1991-2006) add	een Wedge A provides a re- l for most of th- nes in the Wal d further maint- he countryside ENVP2-'Gree oblems of drai rone to floodir ng works. And	rea' which will alter source of outstand to 20th century at le les Spatial Plan: "A ain quality of life" a e from encroachme en Wedges' Numb nage of water and ng, especially along importantly the imputting pressure or	r and deprive the ing natural beauty east. As outlined in innovated skillend 'Promote rescent' the land proper 4. Within these increasing flooding river frontages when the proper on the abundant transport and lo	Space for Living enjoyed where residents walk, us in the RCT LDP including ad area offering a high quarce efficient settlement posed as an Alternative site areas development will apply surface water from where ribbon development dant wildlife and trees and cal authority amenities an acceleration of the second settlement will be a controlled to the second settlement will be a controlled to the second settlement with the second seco	by local people on the se for access on foot act the National Assembly ality of life-international patterns to minimise rule for development is a foolly be permitted which the development —'the straightful that occurred'. Also cold plants.	proposed site over the last cross well worn trails to the Government objectives for yet distinctively Welsh." ral land take up" and also Green Wedge site' and is in does not prejudice the ob- topography and water en- concerns about polluting stages	st century. The area is a buffer e golf course and or the local designation of local Also to 'Promote more to Manage urban form through sidentified as such in the open nature of the land.  vironment of Rhondda Cynon reams and rivers while
su	amage in the long term to the pport/promote tourism.	•			environmental im	orovement/protection to p	rotect the unique and n	latural beauty and heritag	e wnich in turn will
	amage to Rights of way. Acce	ess issues on foo	ot and by car/c	other vehicles.					
Item Ques	tion					Reply			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Acc	essn No D	ate Lodged	Late? S	Source Type	e Mode S	tatus Modifie	TREA d Petition o		ICE NO FRT Add'I SA/SEA		ncil Office	r Recomn	nendation	Response	
4218.A1					0	)	М									
Document:							Site: 846/AS	SN040 Land a	t Crichton Farm	1				PEX Session	n:	
Policy: Summary:					Ma	ap:				ssue:						
Item Qu	estion				<del></del>			- — — — —							Repre	esentation Text
The the his We at L pic The cor ger	e appe unique torically e also c e issue Llangoi k up tir e loss c mmunit	arance of 0 e character y a mining object beca which affe rse and Bri me. Reside of identity a y and we a thos of the	Cwmbach es of the villag and then ind use of destructs us also independent of the control of the	specially free from a tresponding to the fromth and is a sate of the free from the free free from the free free free free free free free fr	rom the Cwi raditional vil ea into a sub nabitat/agrid ease in level fety issue in t developm n is threaten elonging, the	mbach Ca llage with s ourban cor cultural land Is of nuisa in Ynyscync ent of Rec ed by the s is adds to and welfare	nal road, the Ysome modern muter belt for d and particulance noise and on Street more trow estate an our feeling of e. Cwmbach has some communication of the street modern for t	development in the cities. We arrly the destruct traffic; general homes equals dother private ing too big with safety when ou	and from Ynys to a modern de also take issue ion of trees, inc adverse affects more cars in th builds is sufficie loss of a centre r children go to	velopment with with alterations luding those with strom overcrowner vicinity. School ent for the village and feel stron the shops, school playgroups, O	n some tradits of drainage ith preservative ding of the vool buses alroge at this time good and play.	cional housing patterns.  ion orders,  iilage. Parke eady find it do and that any which we a More deve	ing. This will d sing is a big is difficult to nav ny further buil are already. V lopment will d	ssue at the low vigate around lding will threat damage the fe	an Sprawl and will dan opearance of Cwmba cal schools at pick up parked cars at peak aten safety. established multicultu eeling of belonging a the famous male Voi	o time school ural nd
Item Quest	ion				_ <del>_</del>			- <b>— — —</b> -		eply	<del>-</del>		_ <b>_                                  </b>		Sc	oundness Tests

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for mineral extraction and housing development reinforces

#### Safer Communities

Our Living Space

Our Health and Well Being

And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows:

#### Delivering the Community Strategy Vision LDP Objectives

- 3.4. In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development.
- 3.5. The objectives of the Rhondda Cynon Taf LDP are to:

#### Sustainable Communities

- 1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key settlements in the north and south of the County Borough.
- 2. Promote integrated communities within the principal Towns. Key Settlements and other sustainable settlements by ensuring the development of high quality built environment and provided opportunities for living, working and socialising for all.

#### Achieving Potential

3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough.

#### Better Quality of Life

4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole.

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? S	Source Type Mo	ode Status Modifie	TREAT d Petition of			THR EVID. A Repr Coun	cil Officer	Recommendation	Response
4218.A2			0	M							
Document:				Site: 846/AS	SN040 Land at Cr	ichton Farn	ı			PEX Session:	
Policy:			Мар:			1	ssue:				
Summary:											
Item Ques	stion							 			Representation Text

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

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

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

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

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

The loss of identity and ethos of Cwmbach is threatened by the village becoming too big with loss of a centre and feel of a strong community which we are already. We are a well established multicultural community and we all value our sense of belonging, this adds to our feeling of safety when our children go to the shops, school and play. More development will damage the feeling of belonging and general ethos of the village and it's social/community and welfare. Cwmbach has a centred community where playgroups, OAP halls, football club, brownies, Cornerstone and the famous Male Voice Choir. Shops, Takeaways, Schools and the Churches and Church Halls are central to the fabric of the community.

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

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Rep'n No	Accssn No Date Lodged	Late? Source Ty	pe Mode Sta	atus Modified	TREAT Petition of	EVIDENCE in parts Add	-	HR EVID. Repr Counci	l Officer	Recommendation	Response
4218.A3			0	M							
Document:				Site: 856/ASN041	Land at Cri	chton Farm				PEX Session:	
Policy:		N	Лар:			Issu	e:				
Summary:											
Item Que	stion		· :								Representation Tex

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

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C3 - It does not have regard to the Wales Spatial Plan.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to	show: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Sourc	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	—	ncil Officer	Recommendation	Response
4218.A4			0	М						
Document:				Site: 1100/AS	SS022 Crichton	Farm			PEX Session	n:
Policy: Summary:			Мар:			lssue:				
Item Qu	estion								- — — — — — —	Representation Text
the hist We The Lla up The cor ger	e appearance of Cwmbach es unique character of the village torically a mining and then an in ealso object because of the de exissue that affects us also is the ingree and Bridge roads and in time. Residents feel that, the re- le loss of the identity and ethos inmunity and we all value our sideral ethos of the village and it our, shops take aways, schools	e from a tradition industrial area estruction of has a safety issue ecent developrof Cwmbach is ense of belong social/comm	onal village winto suburban abitat/agricultu levels of nuisa e in Ynyscynor ment of Redro s threatened bying, this adds aunity and welf	th some modern do a commuter belt for ural land and particular notice and traffin street more home ow estate and other by the village becomes to our feeling of safare. Cwmbach has	evelopment into a the cities. We a cularly the destruc- ffic: general adve- es equals more c r private builds is ming too big with afety when our ch s a centered com	a modern development was take issue with the alterion of trees. including the rese affects from overcrown ars in the vicinity. School sufficient from the village loss of a centre and feel wildren go the shops, schomunity where playgroups	ith some Ratio eration of drair ose with prese viding of the villa buses already e at this time a of strong compool and play. M	nal housing. nage pattern rvation order age. Parking find it difficund that any from munity which flore develop	This will damage the apps.  rs.  j is big issue at the local sult to navigate around parlurther building will threate we already. We are a warment will damage the fee	shops at pick up time at ked cars at peak school pick en the safety.
Item Quest	ion					Reply	<del></del>			Soundness Tests

12/11/2009 Page 1810 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces

- Safer Communities;
- Our Living Space;
- Our Health and Well Being:

And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows:

Delivering the Community Strategy Vision

LDP Objectives

- 3.4 In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development.
- 3.5 The objectives of Rhondda Cynon Taf LDP area to: Sustainable Communities
- 1. Provide for the County Boroughs overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key Settlements in the north and south of the County Borough.
- 2. Promote integrated communities within the Principal Towns, Key Settlement and other sustainable settlements by ensuring the development of a high quality built environment that provides opportunities for living, working and socialising for all.

Achieving Potential

3. Develop a sustainable economy in Rhondda Cynin Taf hat provides diverse range of job opportunities in locations that reinforce the roles of the Principal Towns and key Settlements in the north and south of the County Borough.

Better Quality of Life

4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of there County Borough as a whole.

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

Filtered to sn	ow: (All representations)											
Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status Mo	TREAT pdified Petition of	EVIDENCE in parts Add	-	HR EVID. Repr Council	Officer	Recommendation	Response	
4219.A1			0	М								
Document:				Site: 85	56/ASN041 Land at Cri	chton Farm				PEX Session:		
Policy:			Мар	:		Issue	:					
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Item Ques	tion							·		<del></del>	Represe	ntation Text

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12/11/2009 Page 1812 of 2323

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

**Representation Text** 

iltered to sh	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified P	TREAT Petition of	EVIDENCE in parts Add		Officer	Recommendation	Response
220.A1			0	М							
ocument:				Site:	856/ASN041	Land at Crid	chton Farm			PEX Session:	
olicy:			Мар	):			Issue	):			

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

Fillered to S	now. (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Source 7	ype Mode	e Status Modified	TREAT Petition of	_	E NO FRTI d'I SA/SEA		Officer	Recommendation	Response
4221.A1			0	М							
Document:				Site: 856/ASN0	41 Land at Cri	chton Farm				PEX Session:	
Policy:			Мар:			Issu	ie:				
Summary:											
Item Que	stion				- <u></u>	<del></del>		<del> </del>		<del></del>	Representation Text

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

Item Question Representation Text

Issue:

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Policy:

Summary:

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Map:

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12/11/2009 Page 1816 of 2323

# Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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Rep'n No	Accssn No Date Lodged	Late? Sourc	е Туре Мос	de Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/	THR EVID. A Repr Council Officer	Recommendation	Response
4223.A2			0	М					
Document:				Site: 1099/ASS	3054 Land at M	laes y Dderwen, Aberffrw	d	PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	etion								Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl o	f site?						
Aber		o heavy more	than 1 vehicl	e and no off road par	king to aleviate t	this. Local school children	nuse this route to go to Mo	ffrwd Road. There is no foot ountain Ash Comprehensive S rw.	

2 5 Why Incl/Excl of site improves soundness?

Item Question

Caegarw is an area of beauty, not only for the residents but also for the areas of Darran Las and Glenboi. There are plenty of brown-field sites locally that could be developed without increasing danger to children progressing to school or to the playing fields. Why destroy an area for us residents when there are pleanty of empty properties in the area in need of buyers by flooding the market with more.

Reply

12/11/2009 Page 1817 of 2323

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

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Rep'n No	Accssn No Date Lodged La	ate? Source Type M	lode Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA	Recommendation	Response
4224.A1		O	М				
Document:			Site: 856/ASN0	41 Land at Cri	ichton Farm	PEX Session:	
Policy:		Мар:			Issue:		
Summary:							
Item Questi							Representation Text
1 3 - 4	Support (Yes) or object (N	Jo) to incl of site?					

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12/11/2009 Page 1818 of 2323

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Representation Text

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4225.A1 М 0 Document: Site: 856/ASN041 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary:

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C3 - It does not have regard to the Wales Spatial Plan.

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

**Representation Text** 

Filtered to sh	ow: (All representations)												
Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Stat	us Modified	TREAT Petition of			RTHR EVID. EA Repr Counc	il Officer	Recommendation	Response	
4226.A1			0	N	1								
Document:				5	ite: 856/ASN0	41 Land at Cri	ichton Farm				PEX Session:		
Policy:			Mar	o:			lssu	ie:					

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	ode Status Modifie	TREAT ed Petition of	_	-	RTHR EVID. EA Repr Counci	il Officer	Recommendation	Response
4227.A1			0	M							
Document:				Site: 846/A	SN040 Land at Cr	ichton Farm				PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:											
Item Ques							<del></del>		· · · · · · · · · · · · · · · · · · ·		Representation Text

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

I object to the proposed removal of the tips and building of houses for reasons as follows:

The enormous scale of the project would result in a very long period of activity at the edge of our property creating excessive noise, dust and pollution from heavy vehicles.

I am concerned about the loss of the green wedge (Policy NSA) resulting in the permanent disappearance of the thriving wildlife which I strongly believe should be protected.

Surely there are plenty of other areas in the Cynon Valley suitable for development that are far more accessible resulting in far less work just to gain access to the field.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to	show: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	e Status Modifie	TREAT ed Petition of	EVIDENCE NO F in parts Add'l SA/S		Officer R	Recommendation	Response
4228.A1			0	М						
Document	:			Site: 846/A	SN040 Land at Cr	ichton Farm			PEX Session:	
Policy:			Мар:			Issue:				
Summary:		- <u></u>		·						
Item Q	uestion									Representation Text
	- 4 Support (Yes) or object There are numerous coal tips ust exposure?	, ,		ve concerns rega	ording the dust, pollu	tion, plat noise and dis	ruption that would in	nevitably resul	llt from their complete/pa	artial removal!? Toxic
2)	Where would the main (sole) chool at drop off/pick up times.	site access b	e located? The	e Pant Farm site	is currently too con	gested particularly durir	ng rush hours. Mino	r traffic accid	lents already noted in vi	cinity of Pant Farm
	I strongly object to the site bootth walkers, ramblers, dog walk					footpath (north and so	uth of Crichton farm	). This is a va	alued much used public	amenity - A favourite
	Developing this site would signalso provides a green breathing			current communit	y of Pant Farm. As	it stands, it provides a	valuable environme	ental green be	elt between Pant Farm a	and Aberdare Golf Club.
5)	Site has old drift mines with e	vidence of su	ıbsidence could	d development ca	ause release of toxi	c gases such as metha	ne, carbon monoxid	de eastwards	into community area?	
Item Ques	 stion					Reply	- — — — — -			Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?							
	On the contrary, the inclusion volvement scheme.	of this site wo	ould detract from	m the soundness	of the LDP. I doub	whether it has complie	ed with P1. Thave se	een no evider	nce of compliance with	the community
2)	Similarly, no evidence of P2 of	compliance -	strategic enviro	nmental assessr	ment.					
A	bservations djacent woods habited by owls nis year for the first time "painte									Irive them out!
4229.A1			0	М						
Document	:			Site: 846/A	SN040 Land at Cr	ichton Farm			PEX Session:	
Policy:			Мар:			Issue:				
Summary:	<u></u>	· <del></del>		<del></del>	<del></del>					
Item Q	uestion									Representation Text
1 3	<ul> <li>4 Support (Yes) or object</li> </ul>	ct (No) to incl	of site?							

This area is a green wedge area it is now a place of natural beauty, with all types of wildlife dependant on it. Also there are footpaths being taken for this proposed development which will possibly prevent people walking from Cwmbach to Abernant.

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

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Filtered to s	now: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FRT	—	Recommendation	Response
4230.A1			0	М					
Document:				Site: 846/ASN	040 Land at Cri	chton Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que									Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?						
	ect to the inclusion of the aborelopment for the following rea		LDP for future	development re: rer	moval of coal tips	and change of use of land	d from open agricultural la	nd or 'Green Wedge Space'	into a future housing
subs	nage to Health and Well-bein sequent additional of added to development (source: nation	traffic and do	mestic noise ir						

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12/11/2009 Page 1823 of 2323

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

Fillered to Si	iow. (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Source Ty	pe Mode Sta	atus Modified	TREAT Petition of	EVIDENCE in parts Add	-	HR EVID. \ Repr Counci	I Officer	Recommendation	Response
4231.A1			0	M							
Document:				Site: 846/ASN04	40 Land at Cri	chton Farm				PEX Session:	
Policy:		N	Лар:			lssu	e:				
Summary:											
Item Que	stion										Representation Tex

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12/11/2009 Page 1824 of 2323

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Filtered to sn	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late?	Source Type I	Mode Status M	TREAT lodified Petition of	EVIDENCE in parts Add'l	-	Officer	Recommendation	Response	
4232.A1			0	М							
Document:				Site: 8	346/ASN040 Land at Cri	chton Farm			PEX Session:		
Policy:			Мар:			Issue:					
Summary:											
Item Ques			<u> </u>					 		Represe	ntation Text

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Rep'n No	Accssn No Date Lodged	Late? Source	Туре М	ode Status Modified	TREAT Petition of	EVIDENCE in parts Add'l	-	Officer	Recommendation	Response	
4233.A1			0	М							
Document:				Site: 846/ASN04	40 Land at Cri	chton Farm			PEX Session:		
Policy:			Мар:			Issue:					
Summary:								 			

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Item Question

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

**Representation Text** 

Filtered to sh	ow: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source Type	Mode Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	HR EVID. A Repr Council Officer	Recommendation	Response
4233.A2		o	M						
Document:			Site: 846/ASN0	40 Land at Cri	chton Farm			PEX Session:	
Policy:		Maj	o:		lssu	e:			

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12/11/2009 Page 1827 of 2323

## Rhondda Cynon Taf County Borough Council Local Development Plan

IVEI IVEO	LINIALION DETAIL (	y. Represent	alion No			Kilona	da Oynon Tai Oodi	nty Borough Council	Local Development I lan
Filtered to s	show: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA		Recommendation	Response
4234.A1			0	М					
Document:				Site: 846/ASN	040 Land at Cri	ichton Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	estion						- — — — — — —		Representation Text
1 3 - 4	4 Support (Yes) or object	ct (No) to incl of	site?						
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12/11/2009 Page 1828 of 2323

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**Representation Text** 

-illered to sri	ow. (All representations)										
Rep'n No	Accssn No Date Lodged	Late? S	Source Type I	Mode Status Modified	TREAT Petition of	EVIDENCE in parts Ad	-	il Officer	Recommendation	Response	
235.A1			0	М							
ocument:				Site: 846/ASN	N040 Land at Cri	ichton Farm			PEX Session:		
olicv:			Map:			lssu	ie:				

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Item Question

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12/11/2009 Page 1829 of 2323

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

Filtered to sr	iow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source Type	• Mode Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	HR EVID. Repr Council	Officer	Recommendation	Response
4236.A1		_ O	М							
Document:			Site: 846/ASI	N040 Land at Cr	ichton Farm				PEX Session:	
Policy:		Ma	p:		Issue	<b>)</b> :				
Summary:										
Item Ques	stion									Representation Tex

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12/11/2009 Page 1830 of 2323

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Filtered to sh	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status M	TREAT Modified Petition of	EVIDENCE in parts Add'i	-	il Officer	Recommendation	Response	
4237.A1			0	M							
Document:				Site:	846/ASN040 Land at Ci	ichton Farm			PEX Session:		
Policy:			Мар	):		Issue:	:				
Summary:											
Item Ques			<u> </u>							Repres	entation Text

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12/11/2009 Page 1831 of 2323

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Filtered to sn	ow: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4238.A1			0	М					
Document:				Site: 846/ASN0	140 Land at Cr	ichton Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	stion								Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl c	of site?						
	ect to the inclusion of the abo lopment for the following rea		LDP for future	development re: ren	noval of coal tips	s and change of use of land	l from open agricultural la	nd or 'Green Wedge Space' i	into a future housing

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12/11/2009 Page 1832 of 2323

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

Item Question Representation Text

Issue:

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

Policy:

Summary:

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Map:

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12/11/2009 Page 1833 of 2323

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Fillered to Sn	ow. (All representations)												
Rep'n No	Accssn No Date Lodged	Late? S	Source Type	Mode Status	Modified	TREAT Petition of		-	NO FRTH SA/SEA	il Officer	Recommendation	Response	
4240.A1			0	М				[					
Document:				Site	e: 846/ASN0	140 Land at Cri	ichton Fari	m			PEX Session:		
Policy:			Мар	:				Issue:					
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12/11/2009 Page 1834 of 2323

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

**Representation Text** 

Filtered to sl	now: (All representations)										
Rep'n No	Accssn No Date Lodged	Late?	Source Type M	ode Status Modified	TREAT Petition of	_	_	RTHR EVID. EA Repr Cou	ncil Officer	Recommendation	Response
4241.A1			0	М							
Document:				Site: 846/ASN0	040 Land at Cric	chton Farm				PEX Session:	
Policy:			Мар:			Issi	ue:				
Summarv:											

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12/11/2009 Page 1835 of 2323

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4242.A1 М 0 Document: Site: 846/ASN040 Land at Crichton Farm PEX Session: Policy: Map: Issue:

Item Question Representation Text

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12/11/2009 Page 1836 of 2323

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Filtered to sn	iow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source Type	• Mode Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	HR EVID. Repr Council	Officer	Recommendation	Response
4243.A1		O	М							
Document:			Site: 846/ASI	N040 Land at Cr	ichton Farm				PEX Session:	
Policy:		Ma	p:		Issue	<b>)</b> :				
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KEPKES	ENTATION DETAIL b	y: Represen	tation No				Knonac	ia Cynon	rar Coul	ity Borough Coul	ncii Locai Development Plan
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Rep'n No	Accssn No Date Lodged	Late? Source	е Туре Мос	de Status Modified	TREAT Petition of	-	E NOFRTH dd'I SA/SEA		cil Officer	Recommendation	Response
4244.A1			0	М							
Document:				Site: 846/ASN	1040 Land at Cr	richton Farm				PEX Sessio	n:
Policy: Summary:			Мар:			lss	ue:				
Item Que	stion			······					<u></u> -		Representation Text
Dan substhis The zone Cwr As C skille reso	development (source: national irreversible damage to this destruction between the settlement of Ambach/Abernant Canal Road. Soutlined in the RCT LDP included area offering a high quality purce efficient settlement patter proposed as an Alternative se areas development will only	g of the popular raffic and domal statistics on lesignated 'Grubernant which. Generally us ding National ay of life-internation to minimisite for develog be permitted	ation adjacen lestic noise in line). een Wedge A provides a r ed for recrea Assembly Go tional yet dis se rural land oment is a 'G which does	Area' which will alter esource of outstandition for most of the 2 overnments objective tinctively Welsh" Alstake up" and also to reen Wedge Site' and ot prejudice the open	ollution and noise able to residents and deprive the ing natural beaut 20th Century at less for the local deso to "Promote m Manage urban find is identified aren nature of the less to th	e pollution from in this common this common this pace for living where residents. The properties of generation of generation of generation of generation through contract in the Cand.	n removal of a unity. Respirate genjoyed by kents walk, use treen wedges: development ontrolled expandoynon Valley L	large amountory disease ocal people of for access of the National to reduce proposition to assisocal Plan Proposition for the Plan Proposition for	on the proportion foot across  Policy Confessures and st in safegue oposal (199)	s including coal. Heavy argest killer in Wales where sed site over the last control with the sed swell worn trails to the sext outlines in the Wales further maintain quality arding the countryside from the country side f	lorries, machinery and nich would be exacerbated by entury. The area is a buffer golf course and  s Spatial Plan "An innovative of life" and "Promote om encroachment" The en Wedges' number 4. Within
Taff	ronmental concerns about ac means that large areas of val oving coal from tips and exter	lley floors are	prone to flood	ding, especially alon	g river frontages	where ribbon	development	has occurred			

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

Filtered to sh	ow: (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Source	e Type I	Mode Status Mod	TREAT diffied Petition of	EVIDENCE in parts Add	-	HR EVID. Repr Council	Officer	Recommendation	Response	
4245.A1			0	М								
Document:				Site: 84	6/ASN040 Land at Cr	ichton Farm				PEX Session:		
Policy:			Мар:			Issue	):					
Summary:												
Item Ques	tion										Representation	n Text

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Filtered to sh	now: (All representations)												
Rep'n No	Accssn No Date Lodged	Late? S	Source Type	Mode Status	Modified	TREAT Petition of	_	_	RTHR EVID. SEA Repr Coui	ncil Officer	Recommendation	Response	
4246.A1			0	М									
Document:				Site	: 846/ASN0	040 Land at Cri	chton Farm				PEX Session:		
Policy:			Мар	):			lss	ue:					
Summary:													
Item Ques	stion											Rep	resentation Text

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

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Rep'n No	Accssn No Date Lodged	Late? Source Ty	rpe Mode Sta	tus Modified I	TREAT Petition of	EVIDENO in parts A		-	cil Officer	Recommendation	Response
4247.A1			0 1	М							
Document:			;	Site: 856/ASN041	Land at Crid	chton Farm				PEX Session:	
Policy:		1	Мар:			ls	sue:				
Summary:									 		
Item Que	stion								 		Representation Tex

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Filtered to show:	(All representations)
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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified P	TREAT Petition of		-	-	HR EVID. \ Repr Coun	cil Office	r Recommendation	Response
4248.A1			0	М									
Document:				Site	e: 856/ASN041	Land at Cri	chton Farr	n				PEX Session:	
Policy:			Мар	<b>)</b> :				lssue:					
Summary:													
Item Ques										<del></del>			Representation Text

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12/11/2009 Page 1842 of 2323

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

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Rep'n No A	ccssn No Date Lodged La	te? Source	Туре Мос	de Status Modified	TREAT Petition of	EVIDENCE in parts Ad	-	ncil Officer	Recommendation	Response
4249.A1			0	М						
Document:				Site: 856/ASN0	41 Land at Cr	ichton Farm			PEX Session:	
Policy:			Мар:			Issu	ue:			
Summary:										
Item Questio								 		Representation Text
1 3 - 4	Support (Yes) or object (N	lo) to incl of s	ite?					 		

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accs	ssn No Date Lodged	d Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.	THR EVID. A Repr Council Officei	r Recommendation	Response
4250.A1				0	М					
Document	t:				Site: 856/ASN0	041 Land at Cr	richton Farm		PEX Session:	
Policy:				Мар:			Issue:			
Summary:	: 									
Item Q	uestion									Representation Text
1 3	- 4	Support (Yes) or obj	ect (No) to incl of	f site?						
		the inclusion of the ab ent for the following re		DP for future	development re: ren	noval of coal tips	s and change of use of lan	d from open agricultural l	and or 'Green Wedge Spac	e' into a future housing
su thi Tr zc C As sk re lai	ubsequer is develo he irrever one betwe wmbach s outlined killed are esource e and propo	nt additional of addect pment (source: nation resible damage to this een the settlement of /Abernant Canal Roa d in the RCT LDP income a offering a high qual efficient settlement pa	d traffic and dom- onal statistics onli- de designated 'Gre- f Abernant which ad. Generally use cluding National A- lity of life-internal atterns to minimise site for develop	estic noise in ine).  een Wedge A provides a reed for recreation assembly Govitional yet distinct as a 'Great is a	rea' which will alter a esource of outstandir ion for most of the 20 vernments objectives inctively Welsh" Also ake up" and also to Neen Wedge Site' and	and deprive the sing natural beauty Oth Century at less for the local desort or "Promote my Manage urban fid is identified as	in this community. Respir space for living enjoyed by y where residents walk, us ast. esignation of green wedge nore balanced developmen orm through controlled exp s such in the Cynon Valley	ratory disease is the third r local people on the prope for access on foot acro s: the National Policy Count to reduce pressures and ansion to assist in safegi	als including coal. Heavy lorn largest killer in Wales which losed site over the last centures well worn trails to the goluntext outlines in the Wales S d further maintain quality of uarding the countryside from 91-2006_ ENVP2 - 'Green'	n would be exacerbated by  ury. The area is a buffer focurse and  patial Plan "An innovative life" and "Promote and "Promote and "Promote" The
Ta	aff means	s that large areas of v	valley floors are p	orone to flood	ling, especially along	river frontages	ng by surface water from t where ribbon developmer nt wildlife and trees and pl	nt has occurred' Also con	ography and water environn cerns about polluting strean	nent of Rhondda Cynon ns and rovers while
Sı	ustainabi	lity issues and over o	development of th	ne settlement	putting pressure on	transport and lo	cal amenities and infrastru	ucture including schools a	and existing estates.	
		n the long term to the omote tourism.	Open Nature of	the land and o	continued need for e	nvironmental im	provement/protection to p	rotect the unique and nat	ural beauty and heritage whi	ch in turn will
D	amage to	Rights of Way, Acc	ess issues on fo	ot and by car	other vehicles.					
Item Ques	etion						— — — — — — — — — — — — — — — — — — —		- — — — — — — —	Soundness Tests

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mo	ode Status Modified	TREAT Petition of		E NO FRTH d'I SA/SEA	Officer	Recommendation	Response	
4251.A1			0	М							
Document:				Site: 856/ASN0	141 Land at Cri	ichton Farm			PEX Session:		
Policy:			Мар:			Issu	ie:				
Summary:											
Item Ques	tion			<del></del>				 		Representation Text	t

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As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006\_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of Way, Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

P1 - Below - Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given to residents to make valid representations for exclusion of the site from the plan.

C2 - It does not have regard to National Policy on Green Wedge Land.

C3 - It does not have regard to the Wales Spatial Plan.

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

Filtered to sn	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late?	Source Type 1	Mode Status Modifie	TREAT d Petition of	EVIDENCE in parts Add	-	I Officer	Recommendation	Response	
4252.A1			0	M							
Document:				Site: 856/AS	SN041 Land at Cr	ichton Farm			PEX Session:		
Policy:			Мар:			Issu	э:				
Summary:											
Item Ques	 tion									Representation	Text

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

I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into a future housing development for the following reasons:

Damage to Health and Well-being of the population adjacent to site due to air pollution and noise pollution from removal of a large amount of minerals including coal. Heavy lorries, machinery and subsequent additional of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease is the third largest killer in Wales which would be exacerbated by this development (source: national statistics online).

The irreversible damage to this designated 'Green Wedge Area' which will alter and deprive the space for living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Abernant Canal Road. Generally used for recreation for most of the 20th Century at least.

As outlined in the RCT LDP including National Assembly Governments objectives for the local designation of green wedges: the National Policy Context outlines in the Wales Spatial Plan "An innovative skilled area offering a high quality of life-international yet distinctively Welsh" Also to "Promote more balanced development to reduce pressures and further maintain quality of life" and "Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" The land proposed as an Alternative site for development is a 'Green Wedge Site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006\_ ENVP2 - 'Green Wedges' number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental concerns about adding more problems of drainage of water and increasing flooding by surface water from the development - 'the topography and water environment of Rhondda Cynon Taff means that large areas of valley floors are prone to flooding, especially along river frontages where ribbon development has occurred' Also concerns about polluting streams and rovers while removing coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of Way, Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedge Topic Paper which states on page 2

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

P1 - Below - Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given to residents to make valid representations for exclusion of the site from the plan.

C2 - It does not have regard to National Policy on Green Wedge Land.

C3 - It does not have regard to the Wales Spatial Plan.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Fillered to Si	iow. (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	cil Officer	Recommendation	Response
4253.A1			0	M					
Document:				Site: 926/ASN	045 Land East	of Aubery Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques							 		Representation Text
1 3 - 4 For s	Support (Yes) or object social activity.	ct (No) to incl o	of site?				 		
4254.A1			0	M					
Document:				Site: 926/ASN	045 Land East	of Aubery Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques							 		Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl o	of site?				 		
impo		nity. I have be	en a plot holde	er for 20 years and t	here are no alte	rnative sites in our area.		ost plot holders - including my be a great loss to our commo	
Item Questio	 n					Reply	 		Soundness Tests
2 5 C2 C4	Why Incl/Excl of site in	nproves sound	iness?				 		

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

i ilicica lo si	low. (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
4255.A1			0	М						
Document:				Site: 926/ASN	1045 Land East	of Aubery Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que										Representation Text
1 3-4	Support (Yes) or obje	ct (No) to incl	of site?							
rega	n resident of Aubrey Road, Is ording future access to the si orgency services, to name bu	te. Residents	s already have o	lifficulty parking in t	this narrow road,					
Item Questic	on					 Reply				Soundness Tests
2 5 C2 C4	Why Incl/Excl of site in	nproves soun	ndness?							
4255.A2			0	M						
Document:				Site: 926/ASN	N045 Land East	of Aubery Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que										Representation Text
1 3 - 4	Support (Yes) or obje	ct (No) to incl	of site?							
Like	many others, I have enjoyed	l working on t	his particular all	otment for 30 years	s. Also, entire far	nilies are closely invol	ed in cultivating	every square	yard of this plot.	
	ently, the local junior school hes the community generally,					re working very hard, a	and are now able	to see the fro	uits of their labours. Thus, t	he allotment not only
	refore find it unbelievable tha nportant facility away from lo		nt political clima	te, when governme	ent is actively pro	moting the use of such	land for the abov	ve mentioned	l purpose, anyone could ev	en consider taking such
Item Questio	on					Reply				Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	ndness?							
C2 C4										

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)									
Rep'n No Accssn No Date Lodged	Late? Source Typ	pe Mode Sta	tus Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S		ncil Officer	Recommendation	Response
4256.A1		0 1	M						
Document:		!	Site: 926/ASN04	5 Land East o	of Aubery Road			PEX Session:	
Policy:	N	Лар:			Issue:				
Summary:									
Item Question									Representation Text
continued interest from others. O our community and would be a grigardeners attending local school.  I would bring to your attention to o perusal. I draw your attention to p wherever one looks in the area ar Added to this is the problem of acconsider that any increase of traff.  I would urge you to take the advice.	eat loss at a time wand teaching young ur appeal against the aragraph 8. The all do the building of ex- cess for vehicles to ic trying to squeeze	when more peo g children how this site being llotments have wen more prop o this site as the e up this road	ople are trying to to plant seeds a developed in Ja e been in existen beerties on land the he access which would be of som	acquire land to ind grow plants. n/Feb 2001 who ce for over 75 y at is giving the o would have to o e considerable	grow their own productive the Planning Inspectars, long before Portecommunity so much plann through Aubrey Rodanger to residents an	ce. There has all ctor for the Wels th Farm was purc easure in an are ad is restricted to and their children.	so been an im  h Assembly u  chased by the  a where alloth  because of the	pheld our appeal. I have present owners. There a nent land is at a premium a narrowness of the road a	enclosed a copy for your are empty houses would be a disgrace.
Item Question					 Reply				Soundness Tests
2 5 Why Incl/Excl of site im C2 See attached forms L6940/A/ C3 See attached forms L6940/A	00/1049686	?							
C4 Destruction of already limited	community facilities	s which are in	full use by the co	ommunity with a	waiting list of new me	embers.			
4257.A1		O W I	M						
Document:		!	Site: 909/ASN17	'9 Land off Yst	rad Road			PEX Session:	
Policy: Summary:	N	Лар:			Issue:				
Item Question	<del></del>						<u></u>		Representation Text
1 3 - 4 Support (Ves) or object	t (No) to incl of site	2							

Support (Yes) or object (No) to incl of site?

There was a notice attached to a post outside my house. I believe it is for planning permission for building houses on the mountainside behind my house. There was an application for this development a few years ago which I complained against. The mountain is unstable, a couple of hundred yards further down. There would be disruption, noise and there is a culvert behind the house. These could cause problems for my property and other properties in the street. Therefore, I am against this application. I trust you will not allow this development to go ahead. I would be grateful to you if you could keep me informed.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (A	All representations)									
Rep'n No Accssn	No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO Fin parts Add'l SA/S		Officer	Recommendation	Response
4258.A1			0	М						
Document:				Site: 926/ASN	045 Land East	of Aubery Road			PEX Session	:
Policy:			Мар:			Issue:				
Summary:										
Item Question		· <del></del> _								Representation Text
I object to any This area has been refused has sent a co The Rhondda allotment act This allotmen active and cre I strongly mak	on several occasion by of his report to you have a local Plan (1001-2 of 1908 (Part 1 (23) at site is in full use we eative exercise for your fermion of his representation the	ment of the alloth tments for nigh ons and at least ou.  2006) section TI ), which I unders ith a waiting list young and old. I	on a hundred one has been L22 states 'D stand has not for plots which am seventy-	years. The present rejected on appear evelopment proposibeen repealed, put the may become availities years old and a ment site. A comm	al to the National sals which entail to sals which entail to salve on council silable. It is a valuate the other end of unity does not sir	Assembly. The Ombud the loss of established a s to provide allotments uable source of recreati f the spectrum Commur nply consist of houses s	allotment gardens w where there is a de on in the Glynfach a hities First have a pl sitting cheek by jowl	vill be refusionand.  area. More lot which is	sed by the Council' Also ethan that, the site provious used by the children of the where people can live	des an opportunity for
Item Question						Reply				Soundness Tests
The exclusion		elopment purpos	ed would imp		·	per C2, C£ and C4 belourism and leisure plans		would ensu	ıre that this amenity is no	ot lost.
4259.A1			O W	M						
Document:				Site: 909/ASN	179 Land off Ys	trad Road			PEX Session	:
Policy:			Мар:			Issue:				
Summary:										
Item Question										Representation Text
1 3 - 4 Su	pport (Yes) or obje	ct (No) to incl of	site?							

This land (which I believe to be adjoined to Meadow Walk and the Uplands in Ystrad) is an area which should be kept 'wild' as a habitat for birds and wildlife. Many species of birds in particular are in serious decline in the Rhondda and any habitat which helps to preserve their numbers should be preserved.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Representation Text

		y. Represe	Illation No				aa cynon rai c	and, Donough Country	zoodi zovolopilioni i idi.
Filtered to sh	now: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SEA		er Recommendation	Response
4260.A1			0	М					
Document:				Site: 926/ASN	045 Land East	of Aubery Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	stion								Representation Text
1 3 - 4	Support (Yes) or object esident of Aubrey Road, Lob	` '		ient site hecause Δι	ihrev Road is too	narrow for access to site	Plus the fact it should	the kent for recreation	
	osiderik or Adbrey Adda, Fobj	jeot to banani	g on the dhour	ioni sito, booduse 7te	abicy rodd io tot	Thairow for access to site	. This the fact it should	be Reption reordation.	
4261.A1			0	M					
Document:				Site: 926/ASN	045 Land East	of Aubery Road		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	stion				_,,				Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?						
l obj	ect to the development of the	site because	e it provides th	e only site in the Cyn	nmer area for the	e recreation of gardening.	Whereas in the past the	nere was five, it is fully occupied	
Item Questic	on					 Reply			Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?						
C2 -	It does not have regard to N	ational Policy	′						
C4 -	It does not have regard to Re	CT Communi	ty Plan.						
4262.A1			S	М					
Document:				Site: 915/ASN	047 Land to the	rear of 119-130 High Stre	eet	PEX Session:	
Policy:			Map:			Issue:			

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

Item Question

Please, please, please can the council make a decision to build some new houses in the Trebanog area. I am starting to lose my family as there are no houses around here for them to buy in order fro them to stay close, because of this they have to move further a field to where there are houses. I am rather annoyed that there are no houses to buy in the village of Cymmer.

T really don't understand why Tonyrefail gets new houses for people to buy and we have nothing.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4262.A2 S М Document: Site: 945/ASN151 Land fronting Trebanog Road (Rhiw Garn Fawr) PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Please, please, please can the council make a decision to build some new houses in the Trebanog area. I am starting to lose my family as there are no houses around here for them to buy in order for them to stay close, because of this they have to move further a field to where there are houses. I am rather annoyed that there are no houses to buy in the village of Cymmer. I really don't understand why Tonyrefail gets new houses for people to buy and we have nothing. 4262.A3 S М Site: 938/ASN153 Land adjacent to Rhiw Garn (Rhiw Garn Fawr) PEX Session: Document: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Please, please, please can the council make a decision to build some new houses in the Trebanog area. I am starting to lose my family as there are no houses around here for them to buy in order for them to stay close, because of this they have to move further a field to where there are houses. I am rather annoyed that there are no houses to buy in the village of Cymmer. I really don't understand why Tonyrefail gets new houses for people to buy and we have nothing. 4262.A4 S М PEX Session: Document: Site: 981/ASN155 Land north of Rhiw Garn Fawr Policy: Мар: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Please, please, please can the council make a decision to build some new houses in the Trebanog area. I am starting to lose my family as there are no houses around here for them to buy in order for

them to stay close, because of this they have to move further a field to where there are houses. I am rather annoyed that there are no houses to buy in the village of Cymmer.

I really don't understand why Tonyrefail gets new houses for people to buy and we have nothing.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4263.A1 S М Document: Site: 915/ASN047 Land to the rear of 119-130 High Street PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Please, please, please can the council make a decision to build some new houses in the area. I am starting to lose my family as there are all leaving me as there are no houses suitable to buy or rent in my village of Cymmer. I don't know why Tonyrefail gets all the new houses and we get none. S 4263.A2 М Site: 945/ASN151 Land fronting Trebanog Road (Rhiw Garn Fawr) PEX Session: Document: Policy: Map: Issue: Summary: Representation Text Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Please, please, please can the council make a decision to build some new houses in the area. I am starting to lose my family as there are all leaving me as there are no houses suitable to buy or rent in my village of Cymmer. I don't know why Tonyrefail gets all the new houses and we get none. 4263.A3 S М Document: Site: 938/ASN153 Land adjacent to Rhiw Garn (Rhiw Garn Fawr) PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text Support (Yes) or object (No) to incl of site? 1 3 - 4

Please, please, please can the council make a decision to build some new houses in the area. I am starting to lose my family as there are all leaving me as there are no houses suitable to buy or rent in my village of Cymmer.

I don't know why Tonyrefail gets all the new houses and we get none.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4263.A4 S М Document: Site: 981/ASN155 Land north of Rhiw Garn Fawr PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Please, please, please can the council make a decision to build some new houses in the area. I am starting to lose my family as there are all leaving me as there are no houses suitable to buy or rent in my village of Cymmer. I don't know why Tonyrefail gets all the new houses and we get none. S 4264.A1 М Site: 915/ASN047 Land to the rear of 119-130 High Street PEX Session: Document: Policy: Map: Issue: Summary: Representation Text Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Please can the council make a decision to build some new houses in our area. I am losing my family and friends they are all leaving me as there are no houses suitable to buy or rent in my village Tonyrefail gets all the new houses and we get none. 4264.A2 S M Document: Site: 945/ASN151 Land fronting Trebanog Road (Rhiw Garn Fawr) PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text Support (Yes) or object (No) to incl of site? 1 3 - 4

Please can the council make a decision to build some new houses in our area. I am losing my family and friends they are all leaving me as there are no houses suitable to buy or rent in my village Cymmer.

Tonyrefail gets all the new houses and we get none.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sh	now: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l S			icer Recommendation	Response
4264.A3			S	М						
Document:				Site: 938/ASN1	53 Land adjad	cent to Rhiw Garn (R	thiw Garn Fawi	.)	PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	 stion								- — — — — — — -	Representation Text
Cym		ecision to build	some new ho	ouses in our area. I a	m losing my far	mily and friends they	are all leaving	me as there a	are no houses suitable to buy	or rent in my village
4264.A4			S	М						
Document:				Site: 981/ASN1	55 Land north	of Rhiw Garn Fawr			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	 stion								. — — — — — — — -	Representation Text
Cym		ecision to build	some new ho	ouses in our area. I ai	m losing my far	mily and friends they	are all leaving	me as there	are no houses suitable to buy	or rent in my village
4265.A1			0	М						
Document:				Site: 926/ASN04	45 Land East	of Aubery Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion			<u> </u>					. <u></u>	Representation Text

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

My husband and I are now retired, we have an allotment to keep us busy and active in our retirement plus we get pleasure from growing our own vegetables and supply our children and grandchildren with healthy vegetables. If we have to give this up it will disrupt our lives entirely and we really don't want to become couch potatoes.

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KEPKESEN	ITATION DETAIL by: Representation No	Knondda Cynd	Rhondda Cynon Tar County Borough Council Local Development Plan				
Filtered to sho	w: (All representations)						
Rep'n No	Accssn No Date Lodged Late? Source Type Mode Status Modified F	TREAT EVIDENCE NO FRTHR EVID. Petition of in parts Add'l SA/SEA Repr Co	ouncil Officer Recommendation Re	esponse			
4266.A1	O M						
Document:	Site: 1001/ASN048	B Land at Garth Farm	PEX Session:				
Policy:	Map:	Issue:					
Summary:							
Item Quest	on			Representation Text			
1 3 - 4	Support (Yes) or object (No) to incl of site?	·	·				
will be land w develo	t as I, with my deceased husband, bought the property in 1974. At that time, the detrimental to this small, unique village. The land to the rear of my property is a lill be detrimental to the village as a whole and to me as a householder. This vill pment to this beautiful village will surely be unlawful. I am of the understanding remain or else this village will lose its uniqueness and integrity and will just me	a natural and special landscape full of wildlife and lage has been blighted by the building works of th that the land at the rear is greenbelt or green wed	d is the reason we bought the property in 1974. To he bypass and the natural landscape has been affe dge land and has a special landscape interest. I fe	develop the ected. Any more eel this is as it			
Item Question		Reply		Soundness Tests			
2 5	Why Incl/Excl of site improves soundness?						
C2							
C3 C4							

I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.

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KEPKESEI	NIATION DETAIL by: Represe	entation No		Rhondda Cynon Taf County Borough Council Local Development Plan				
Filtered to sho	ow: (All representations)							
Rep'n No	Accssn No Date Lodged Late? Sou	ırce Type Mode Status	TREAT  S Modified Petition of	EVIDENCE NO FR in parts Add'l SA/SE	THR EVID. EA Repr Council Officer	Recommendation	Response	
4266.A2		O M						
Document:		Sit	e: 904/ASN049 Land south	n of Heol Iscoed		PEX Session:		
Policy:		Мар:		Issue:				
Summary:								
Item Ques	tion						Representation Text	
1 3 - 4	Support (Yes) or object (No) to incl	l of site?						
will be land v devel	ct as I, with my deceased husband, bought as I, with my deceased husband, bought detrimental to this small, unique village will be detrimental to the village as a who opment to this beautiful village will surely dremain or else this village will lose its under the control of	e. The land to the rear on the and to me as a hous by be unlawful. I am of th	of my property is a natural and eholder. This village has be e understanding that the land	d special landscape full o en blighted by the buildin d at the rear is greenbelt o	f wildlife and is the reason g works of the bypass and or green wedge land and h	we bought the property in the natural landscape has as a special landscape in	1974. To develop the been affected. Any more terest. I feel this is as it	
Item Question						- — — — — — — -	Soundness Tests	
2 5	Why Incl/Excl of site improves sour	ndness?						
C2								
C3 C4								

I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

EFRESENTATION DETAIL by: Representation No						Knondda Cynon fai County Borough Council Local Development Flair				
: (All representations)										
ccssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of		— — .	Officer Recommenda	ation Response		
		0	М							
			Site: 970/ASN	1050 Land of He	ol y Parc		PEX	Session:		
		Мар:			Issue:					
n								Representation Te		
Support (Yes) or object	t (No) to incl o	f site?								
letrimental to this small, un be detrimental to the villag ment to this beautiful villag	nique village. ge as a whole ge will surely b	The land to the and to me as be unlawful. I a	e rear of my proper an householder. The am of the understar	ty is a natural and his village has be nding that the land	d special landscape full o en blighted by the buildin I at the rear is greenbelt o	f wildlife and is the re g works of the bypas or green wedge land	eason we bought the pr s and the natural lands and has a special land	roperty in 1974. To develop the cape has been affected. Any more dscape interest. I feel this is as it		
				<u> </u>	Reply			Soundness Test		
Why Incl/Excl of site im	proves sound	ness?								
֡֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜֜	CCSSN No Date Lodged  Support (Yes) or object as I, with my deceased hule trimental to the villar ment to this beautiful village main or else this village village.	CCSSN No Date Lodged Late? Source  Support (Yes) or object (No) to incl or as I, with my deceased husband, bough letrimental to this small, unique village. Ibe detrimental to the village as a whole ment to this beautiful village will surely be main or else this village will lose its un	CCSSN No Date Lodged Late? Source Type Mode O O Map:  Support (Yes) or object (No) to incl of site?  as I, with my deceased husband, bought the property letrimental to this small, unique village. The land to the be detrimental to the village as a whole and to me as ment to this beautiful village will surely be unlawful. Ital	CCSSN No Date Lodged Late? Source Type Mode Status Modified  O M  Site: 970/ASN  Map:  Support (Yes) or object (No) to incl of site? as I, with my deceased husband, bought the property in 1974. At that tin letrimental to this small, unique village. The land to the rear of my proper be detrimental to the village as a whole and to me as a householder. The ment to this beautiful village will surely be unlawful. I am of the understar remain or else this village will lose its uniqueness and integrity and will just the control of the control of the understar remain or else this village will lose its uniqueness and integrity and will just the control of the control of the understar remain or else this village will lose its uniqueness and integrity and will just the control of the control of the understar remain or else this village will lose its uniqueness and integrity and will just the control of t	TREAT CCSSN No Date Lodged Late? Source Type Mode Status Modified Petition of  O M  Site: 970/ASN050 Land of He  Map:  Support (Yes) or object (No) to incl of site? as I, with my deceased husband, bought the property in 1974. At that time, there were few letrimental to this small, unique village. The land to the rear of my property is a natural and be detrimental to the village as a whole and to me as a householder. This village has becoment to this beautiful village will surely be unlawful. I am of the understanding that the land remain or else this village will lose its uniqueness and integrity and will just merge with Characteristics.	TREAT EVIDENCE NO FR CCSSN No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'I SA/SE  O M Site: 970/ASN050 Land of Heol y Parc  Map: Issue:  Support (Yes) or object (No) to incl of site?  as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf letrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full or be detrimental to the village as a whole and to me as a householder. This village has been blighted by the building ment to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or meanin or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Farce.  Reply	TREAT EVIDENCE NO FRTHR EVID.  CCSSN NO Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'I SA/SEA Repr Council Council Site: 970/ASN050 Land of Heol y Parc  Map: Issue:  Support (Yes) or object (No) to incl of site?  as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is not letrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the related to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypas ment to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land emain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its representation.	TREAT EVIDENCE NO FRTHR EVID.  CCSSN NO Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'I SA/SEA Repr Council Officer Recommend.  O M Gite: 970/ASN050 Land of Heol y Parc PEX  Map: Issue:  Support (Yes) or object (No) to incl of site?  as I, with my deceased husband, bought the property in 1974. At that time, there were few properties but Efail Isaf evolved to as it is now over a period of time letrimental to this small, unique village. The land to the rear of my property is a natural and special landscape full of wildlife and is the reason we bought the propenties to this beautiful village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural lands ment to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special land emain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object		

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

Filtered to sho	w: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE in parts Add'l			cil Officer	Recommendation	Response
4266.A4			0	М							
Document:				Site: 961/ASN	051 Land adjac	ent to the Willow	s and Heo	l Dowlais		PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Quest	ion										Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?								
,	, ,	, ,			,					a period of time. I now feel a	,

land will be detrimental to the village. The land to the real of my property is a hadral and special and scape full of whole and to the real of my property is a hadral and special and scape full of whole and to the village as a whole and to me as a householder. This village has been blighted by the building works of the bypass and the natural landscape has been affected. Any more development to this beautiful village will surely be unlawful. I am of the understanding that the land at the rear is greenbelt or green wedge land and has a special landscape interest. I feel this is as it should remain or else this village will lose its uniqueness and integrity and will just merge with Church Village, Llantwit Fardre etc and will lose its own identity. I object to all alternative site proposals.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

C2

С3

C4

I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

KEFKESEN	Representation No	Knonda Cynon fai County Borough Council Local Development Flam				
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Rep'n No A	TREAccssn No Date Lodged Late? Source Type Mode Status Modified Petition o		RTHR EVID. SEA Repr Council Officer Recommendation Response			
4266.A5	O M					
Document:	Site: 886/ASN052 Ffrwd F	hillip Farm	PEX Session:			
Policy:	Мар:	Issue:				
Summary:						
Item Questic	on		Representation Text			
will be o land wil develop	Support (Yes) or object (No) to incl of site?  as I, with my deceased husband, bought the property in 1974. At that time, there were detrimental to this small, unique village. The land to the rear of my property is a natural I be detrimental to the village as a whole and to me as a householder. This village has oment to this beautiful village will surely be unlawful. I am of the understanding that the I remain or else this village will lose its uniqueness and integrity and will just merge with	and special landscape full of been blighted by the buildin and at the rear is greenbelt	of wildlife and is the reason we bought the property in 1974. To develop the ing works of the bypass and the natural landscape has been affected. Any more tor green wedge land and has a special landscape interest. I feel this is as it			
Item Question		Reply	Soundness Tests			
2 5 C2 C3 C4	Why Incl/Excl of site improves soundness?					

I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.

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

KLFKLJLN	TATION DETAIL by: Representation No	Kilondda Cynon Fai County Borough Council Local Development Flair				
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Rep'n No	TRE Accssn No Date Lodged Late? Source Type Mode Status Modified Petition		/ID. r Council Officer Recommendation	Response		
4266.A6	O M					
Document:	Site: 960/ASN053 Land	adjacent to Meadow View, North	PEX Session:			
Policy:	Мар:	Issue:				
Summary:						
Item Questi	on			Representation Text		
will be land wi develop	Support (Yes) or object (No) to incl of site?  as I, with my deceased husband, bought the property in 1974. At that time, there were detrimental to this small, unique village. The land to the rear of my property is a natural libe detrimental to the village as a whole and to me as a householder. This village has present to this beautiful village will surely be unlawful. I am of the understanding that the remain or else this village will lose its uniqueness and integrity and will just merge with	al and special landscape full of wildlife is been blighted by the building works a land at the rear is greenbelt or green	and is the reason we bought the property in 1974 of the bypass and the natural landscape has bee wedge land and has a special landscape interes	4. To develop the en affected. Any more st. I feel this is as it		
Item Question		Reply		Soundness Tests		
2 5 C2 C3 C4	Why Incl/Excl of site improves soundness?					

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# Rhondda Cynon Taf County Borough Council Local Development Plan

REPRESENTATIO	ON DETAIL by: Representation No	Khohuda Cyhon Tai County Boi	knondda Cynon Tai County Borough Council Local Development Plan				
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Rep'n No Accssn	No Date Lodged Late? Source Type Mode Status Modified	TREAT EVIDENCE NO FRTHR EVID. Petition of in parts Add'l SA/SEA Repr Council Officer Recom	nmendation Response				
4266.A7	O M						
Document:	Site: 1056/ASS0	26 Land adjacent to the Willows and Heol Dowlais	PEX Session:				
Policy:	Мар:	Issue:					
Summary:							
Item Question	· · · · · · · · · · · · · · · · · · ·	<del></del>	Representation Text				
1 3 - 4 Sup	oport (Yes) or object (No) to incl of site?						
will be detrime land will be de development to	ental to this small, unique village. The land to the rear of my property in trimental to the village as a whole and to me as a householder. This o this beautiful village will surely be unlawful. I am of the understandir	there were few properties but Efail Isaf evolved to as it is now over a period is a natural and special landscape full of wildlife and is the reason we bough village has been blighted by the building works of the bypass and the natural ing that the land at the rear is greenbelt or green wedge land and has a specimerge with Church Village, Llantwit Fardre etc and will lose its own identity.	nt the property in 1974. To develop the al landscape has been affected. Any more ial landscape interest. I feel this is as it				
Item Question			Soundness Tests				
2 5 Why	y Incl/Excl of site improves soundness?						
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C3 C4							

I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.

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KEPKESE	NIATION DETAIL by: Representation No	Rhondda Cynon Taf County Borough Council Local Development Plan				
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Rep'n No	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition		eer Recommendation Response			
4266.A8	O M					
Document:	Site: 1104/ASS027 Sout	n of Heol Dowlais	PEX Session:			
Policy:	Map:	Issue:				
Summary:						
Item Ques	tion		Representation Text			
will be land v devel	Support (Yes) or object (No) to incl of site?  Let as I, with my deceased husband, bought the property in 1974. At that time, there were detrimental to this small, unique village. The land to the rear of my property is a natural will be detrimental to the village as a whole and to me as a householder. This village has lopment to this beautiful village will surely be unlawful. I am of the understanding that the dremain or else this village will lose its uniqueness and integrity and will just merge with	al and special landscape full of wildlife and is the reasons s been blighted by the building works of the bypass are land at the rear is greenbelt or green wedge land and	on we bought the property in 1974. To develop the nd the natural landscape has been affected. Any more dhas a special landscape interest. I feel this is as it			
Item Question	n	Reply	Soundness Tests			
2 5 C2 C3 C4	Why Incl/Excl of site improves soundness?					

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

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO I in parts Add'l SA		ncil Officer	Recommendation	Response
4266.A9			0	М						
Document:				Site: 1105/ASS Dowlai	028 Land adj	acent to Meadow View	, north of Heol		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	<del></del>									Representation Text
will be land v deve	Support (Yes) or object as I, with my deceased hure detrimental to this small, urwill be detrimental to the villa lopment to this beautiful villaged remain or else this village.	isband, bought nique village. <sup>-</sup> ge as a whole ge will surely b	t the property in The land to the and to me as a e unlawful. I an	rear of my property a householder. This n of the understand	is a natural and s village has be ling that the land	d special landscape fu en blighted by the build If at the rear is greenbe	II of wildlife and is ding works of the elt or green wedg	s the reason of bypass and the e land and ha	ve bought the property in the natural landscape has us a special landscape into	1974. To develop the been affected. Any more erest. I feel this is as it
Item Question	n					Reply				Soundness Tests
2 5 C2 C3 C4	Why Incl/Excl of site im	proves soundr	ness?	·						

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# Rhondda Cynon Taf County Borough Council Local Development Plan

KEPKESEN	ITATION DETAIL by: Representation No	Rhondda Cynon Tai County Borough Council Local Development Plan				
Filtered to sho	w: (All representations)					
Rep'n No	TREAT Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of		Response			
4266.A10	O M					
Document:	Site: 1101/ASS029 Ffrwd F	Philip Farm PEX Session	:			
Policy:	Мар:	Issue:				
Summary:						
Item Questi	ion		Representation Text			
will be land w develo	Support (Yes) or object (No) to incl of site? t as I, with my deceased husband, bought the property in 1974. At that time, there were f detrimental to this small, unique village. The land to the rear of my property is a natural a lill be detrimental to the village as a whole and to me as a householder. This village has be pment to this beautiful village will surely be unlawful. I am of the understanding that the la remain or else this village will lose its uniqueness and integrity and will just merge with C	nd special landscape full of wildlife and is the reason we bought the property in been blighted by the building works of the bypass and the natural landscape has and at the rear is greenbelt or green wedge land and has a special landscape in	1974. To develop the been affected. Any more terest. I feel this is as it			
Item Question		Reply	Soundness Tests			
2 5 C2 C3 C4	Why Incl/Excl of site improves soundness?					

I do not know how to complete this but wish to know if my objections are appropriate and not to be disregarded if not applicable I am just a house owner and so not have any legal background but do feel the questions are very difficult for anyone to answer to the satisfaction of RCT without help. I do find it confusing.

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

KLFKLSLI	NIAIION DETAIL by: Representation No	Kilono	Khohdda Cyhon Tai County Borodgii Councii Eocal Develophient Fian				
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Rep'n No	Accssn No Date Lodged Late? Source Type Mode Status M	TREAT EVIDENCE NO FRT Odified Petition of in parts Add'l SA/SE	THR EVID. A Repr Council Officer Recommendation Response				
4266.A11	_ O M						
Document:	Site:	111/ASS030 Land at Garth Farm	PEX Session:				
Policy:	Map:	Issue:					
Summary:							
Item Quest	tion		Representation Text				
1 3 - 4	Support (Yes) or object (No) to incl of site?						
will be land w develo	e detrimental to this small, unique village. The land to the rear of m vill be detrimental to the village as a whole and to me as a househ opment to this beautiful village will surely be unlawful. I am of the u	y property is a natural and special landscape full of older. This village has been blighted by the building nderstanding that the land at the rear is greenbelt or	evolved to as it is now over a period of time. I now feel any more development wildlife and is the reason we bought the property in 1974. To develop the I works of the bypass and the natural landscape has been affected. Any more or green wedge land and has a special landscape interest. I feel this is as it reetc and will lose its own identity. I object to all alternative site proposals.				
Item Question			Soundness Tests				
2 5 C2 C3	Why Incl/Excl of site improves soundness?						
C4							

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# Rhondda Cynon Taf County Borough Council Local Development Plan

KEPKESEN	TATION DETAIL by: Representation No	Knondda Cynon Fai County Borougi	n Council Local Development Plan
Filtered to show	v: (All representations)		
Rep'n No	TREA Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of		dation Response
4266.A12	O M		
Document:	Site: 1097/ASS031 Land so	outh of Heol Iscoed PEX	( Session:
Policy:	Map:	Issue:	
Summary:			
Item Questi	on		Representation Text
will be land wi develo	Support (Yes) or object (No) to incl of site?  as I, with my deceased husband, bought the property in 1974. At that time, there were the detrimental to this small, unique village. The land to the rear of my property is a natural at libe detrimental to the village as a whole and to me as a householder. This village has be of the understanding that the later to this beautiful village will surely be unlawful. I am of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding that the later are the content of the understanding the understandin	nd special landscape full of wildlife and is the reason we bought the p seen blighted by the building works of the bypass and the natural lands and at the rear is greenbelt or green wedge land and has a special land	property in 1974. To develop the scape has been affected. Any more dscape interest. I feel this is as it
Item Question		Reply	Soundness Tests
2 5 C2 C3 C4	Why Incl/Excl of site improves soundness?		

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

Filtered to show	w: (All representations)									
Rep'n No A	Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified		VIDENCE NO FR parts Add'I SA/SE		Officer Re	commendation	Response
4266.A13			0	М						
Document:				Site: 1108/AS	SS032 Garthlyn, Heol	Ffrwd Philip			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questio	on					_ — — — — — -				Representation Text
will be o land wil develor	Support (Yes) or object as I, with my deceased hudetrimental to this small, urll be detrimental to the villatorment to this beautiful villatormain or else this village	isband, bought nique village. T ge as a whole ge will surely be	the property in the land to the and to me as an unlawful. I are	rear of my prope a householder. T m of the understar	rty is a natural and spe his village has been bl nding that the land at th	cial landscape full o ighted by the buildin ne rear is greenbelt o	of wildlife and is the ng works of the byp or green wedge la	e reason we bo bass and the na and and has a s	ought the property in 19 atural landscape has be special landscape inter	74. To develop the een affected. Any more est. I feel this is as it
Item Question						Reply				Soundness Tests
	Why Incl/Excl of site im  t know how to complete this strong are very difficult for	s but wish to kr	now if my obje				icable I am just a h	nouse owner ai	nd so not have any lega	al background but do feel
4267.A1			0	M		ПП				
Document:		_		Site: 1001/AS	SN048 Land at Garth	Farm		_	PEX Session:	
Policy: Summary:			Мар:			Issue:				
Item Question	on									Representation Text
volume	Support (Yes) or object moment the existing road in of vehicular traffic onto a reading to Pentyrch.	nfrastructure wi	thin the village							
Item Question						Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sho	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE I in parts Add'I			l Officer	Recommendation	Response
4267.A2			0	М							
Document:				Site: 904/ASN	049 Land south	of Heol Iscoed				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Quesi	 tion										Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl of	site?								
volum	e moment the existing road in the of vehicular traffic onto a leading to Pentyrch.										
Item Question	<u> </u>					Reply					Soundness Tests
2 5	Why Incl/Excl of site in	nproves soundn	ess?								
	mission of any developmen inability would be questione					, its road infrastrud	cture would	remain the	same and p	prevent a volume of vehic	ular traffic upon which its
4267.A3			0	М							
Document:				Site: 970/ASN	050 Land of He	ol y Parc				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Quesi	tion										Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl of	site?								
volum	moment the existing road in the of vehicular traffic onto a leading to Pentyrch.										
Item Question		<del></del> _	<del></del> ·			Reply		<del>_</del>			Soundness Tests
2.5	Why Incl/Excl of site im	nroves soundn	0007								

The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4267.A4 М 0 Document: Site: 961/ASN051 Land adjacent to the Willows and Heol Dowlais PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk. 4267.A5 Site: 886/ASN052 Ffrwd Phillip Farm PEX Session: Document: Policy: Map: Issue: Summary: ..... Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch. **Soundness Tests** Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4267.A6 М 0 Document: Site: 960/ASN053 Land adjacent to Meadow View, North PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk. 4267.A7 Site: 1056/ASS026 Land adjacent to the Willows and Heol Dowlais PEX Session: Document: Policy: Map: Issue: Summary: ..... Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch. **Soundness Tests** Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4267.A8 0 М Document: Site: 1104/ASS027 South of Heol Dowlais PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk. 4267.A9 Site: 1105/ASS028 Land adjacent to Meadow View, north of Heol PEX Session: Document Dowlai Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness?

The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.

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

**Soundness Tests** 

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response М 4267.A10 0 Document: Site: 1101/ASS029 Ffrwd Philip Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk. 4267.A11 Site: 1111/ASS030 Land at Garth Farm PEX Session: Document: Policy: Map: Issue: Summary: ..... Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? At the moment the existing road infrastructure within the village of Efail Isaf is narrow and there is a lack of adequate foot paths. Any development in or around the village will dramatically increase volume of vehicular traffic onto a road system that could not cope, in particular the main road running through the village near the church and the road leading from the Carpenters Arms PH into the lanes leading to Pentyrch.

2 5 Why Incl/Excl of site improves soundness?

Item Question

The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.

Reply

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

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2.5 Why Incl/Excl of site improves soundness?

The omission of any development in or around the village of Efail Isaf would maintain its attraction, its road infrastructure would remain the same and prevent a volume of vehicular traffic upon which its sustainability would be questioned and prevent foot pedestrians being placed at greater risk.

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Policy:

Summary:

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

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Rep'n No	Accssn No Date Lodged	Late? Source	е Туре	Mode Status Modified	TREAT Petition of	_	-	RTHR EVID. EA Repr Coun	cil Officer	Recommendation	Response	
4268.A1			S	M								
Document:				Site: 1001/ASN	048 Land at G	arth Farm				PEX Session:		

Item Question Representation Text

Issue:

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

Map:

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

Sustainability: This is not an appropriate or sustainable extension to Efail Isaf. It would result in a very substantial expansion in the village envelope, and result in a 40% increase in the number of houses in the village. It would contravene numerous aspects of local development policy. For example, the representor justifies the development with reference to LDP para. 4.44. However, para. 4.44 refers to sustainable development defined by Policy AW2. The alternative site conflicts with policy AW2 (para 1,3, 4, 6, 7, 8 and 9). The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA10, we support the LDP in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention this site is not appropriate, due to poor public transport links from Efail Isaf. The representor claims that there are 'regular' (implying 'frequent') bus services to the local area from the Carpenters Arms. This is not true. The bus services to and from Efail Isaf are few and extremely infrequent. Very few people cycle or walk to and from Efail Isaf to Pontypridd due to the character of the landscape. This alternative site would therefore not meet policy SSA 13, even if it were in the settlement boundary. There is very poor road access to the proposed site. Heol Ffrwd Philip is a small single track land which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the bypass or, as many local people do, using single track Mountain Road to commute to Cardiff. This would have numerous negative impact

Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation (SSA23). This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designations for South East Wales Local Authorities, Final Report 2007: para 1.3). It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). No credible evidence is provided in support of this challenge to SLA status.

Protection of open space: This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158). The land above the village on he slopes of the Garth Mountain is an important part of the landscape for enjoyment by all. The proposed site would conflict with Policy AW5, particularly in terms of Amenity (A.1, 2 and 3) and Accessibility (C1 and 3).

Item Question Reply Soundness Tests

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

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TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

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

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

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

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

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

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4268.A2			S	М								
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Summary:												
Item Que	stion											Representation Text

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

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

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

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

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

Item Question Reply Soundness Tests

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4268.A3				S	М						
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\ \ k	Ve oppo ooundary o enable	y of a small village is no	sion of this site. sion of the resid t conducive to s	ential settler ustainable g	rowth, and the integrit	ty and character	of Efail Isaf shou		ara 4.45).	The proposed expansi	nsion in the settlement on of the boundary is clearly nisation and incremental loss
Item Que	estion					- — — — -	Reply				Soundness Tests
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Why Incl/Excl of site improves soundness?

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

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	ode Status Modified	TREAT Petition of			HR EVID. Repr Cour	ncil Officer	Recommendation	Response
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Document:				Site: 1101/ASS	8029 Ffrwd Phi	lip Farm				PEX Session:	
Policy:			Мар:			I	ssue:				
Summary:											
Item Ques	 etion							 			Representation Text

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

We support the LDP in its exclusion of this site. The objective to this application are on the following grounds: protection of SLA status, protection of open spaces.

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

Protection of Open Spaces: The representor claims this is 'urban fringe land'. This is not true. It lies at the edge of a small village, and is precisely the 'unspoilt low lying farmland' that Policy SSA should protect. There is little evidence of services infrastructures vehicles on the site, despite the claims of the representor, and the field is often use for grazing sheep and cattle, which surely the representor would not do if maintenance work were so disruptive. There is a public footpath running through the centre of the site and development would destroy this amenity, used by many local people. The expansion in the integrity and character of Efail Isaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA 13.1), and the countryside arounf this village should be protected from urbanisation and incremental loss (LDP: para 6.158).

Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). It is not clear from he representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffrwd Philip is a small single track land which is already overloaded with local traffic to and from Mountain Road. A development of 50 houses would result in 50-100 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety and traffic congestion in and around the village. A pair of Red Kites are frequently seen flying over the field and this would destroy their habitat, conflicting with policy AW8. It is a totally unsustainable and unrealistic proposal.

Item Question Reply Soundness Tests

#### 2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible, as can be seen on page 127-128 of the LDP (Policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (aw 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1). Parts of the site are also prone to become extremely boggy due to the proximity of a small water course running off the Garth Mountain.

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

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

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified F	TREAT Petition of		-	-	HR EVID. Repr Cour	ncil	Officer	Recommendation	Response
4268.A5			S	М				[						
Document:				Site	: 1111/ASS030	0 Land at G	arth Farm						PEX Session:	
Policy:			Мар:					lssue:						
Summary:														
Item Ques	tion					<del> </del>				· <del></del>				Representation Text

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

We support the LDP's exclusion of this alternative site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA); sustainability; protection of open space from urbanisation and incremental loss.

Protection of the SLA: The application conflicts with policy AW 2 (para 1, 3, 4, 6, 7, 8 and 9). In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is valid and 'accords with currently thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing and evidence, an all-Wales and a European approach in support of an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). The site accords with Policy SSA 23 in being prominent unspoilt farmland forming a visual backdrop above the village, and should therefore remain designated as an SLA.

Sustainability: This proposal is not a sustainable extension to Efail Isaf. It would result in a very substantial expansion in he village. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA 10 we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (and consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffred Philip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety problems and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site exacerbate further the problems with drainage and run-off from the field surrounding the village. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants and at least one pair of red kites that are seen frequently flying over the field. Development would destroy their habitat thus conflicting with policy AW8. It is totally unsustainable and incremental loss (LDP: para 6.158).

Item Question Reply Soundness Tests

#### 2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (SW 2.3; see also transportation policy CS8), and is not within a defined settlement boundary (AW 2.1).

In addition, the alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Planning Policy Wales and the all-Wales strategy for designation of SLAs, meeting Soundness test C2.

In sum, exclusion of this alternative site will maintain the soundness of the LDP whereas inclusion would undermine it.

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community, in conflict with Policy CS2.

Item Question

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

**Soundness Tests** 

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT EVIDENCE NO F Petition of in parts Add'l SA/S		Officer Recommendation	Response
4268.A6			S	М				
Documen	t:			Site: 1097/ASS03	11 Land south of Heol Iscoed		PEX Session	n:
Policy:			Мар:		Issue:			
Summary								
Item C	Duestion							Representation Text
ic Sin E F d d o b p Sin c v iii S E S	dentity and culture of a small conpecial Landscape Area: In orderethodology is robust and 'accordant Wales Local Authorities, Firolicy Wales (March 2002, para evelopment that is not 'acceptal rotection of open spaces: The revelopment would destroy enjoy of Efail Isaf as a village in its own oundary of a small village is not rovision of open space (LDP: Sustainability: With regard to SSucilities (in accordance with Trarot clear from the representation of lage, narrow country lanes and envestment, improved public transettlements. The LDP has a clear processor of the small victor's Surgery/Pharmacy: A part of the country lanes and processor of the country lanes and country lanes and source of the country lanes and processor of the country lanes and country lanes and source of the country lanes and lanes la lanes l	er to amend the rds with current al Report 200 5.3.11 and 5.3 ole (PPW 200) representor clayment of this auright. It is quit conducive to s SA 13.1), and the A 10, we suppresportation Strucket with Policity whether the sinflict with Policity ar strategy from the s	e settlement but thinking, par 1.3). 3.13) and the r 2: 5.3.13). Saims that this limenity, used but the clearly not pustainable grate countrysic bort the LDP, if ategy Policy (the will provide by CS2, and a is not a good ment of highwoustainable recility cannot be nore, there are	coundary for speculative ticularly on the Europea LANDMAP is the valid representor is therefore land is simply a 'buffer a coy many local people. In part of Church Village, wowth, and the integrity a de around this village should be a cound this village should be a cound this village should be a cound this village should be compared to the country further development or site for creating employays (currently small village) egeneration at the sites the built in Efail Isaf unlesse no plans for such a de-	e development the representor seeks an Scale' in its 'all-landscape approar and established methodology used challenging without providing any crowding without providing any crowding and established methodology used challenging without providing any crowding without providing any crowding and character of Efail Isaf should be included be protected from urbanisation asing allocation sites are closer to go adde good provision for delivering sust in this small village will necessarily eyment as the representor claims, singular lanes), and other provisions that named in Policy CS3.	is removal of SLA desich' (Development of Coto identify areas that seedible evidence, an all the and the 'urban area on of Efail Isaf and Chromogenetic and incremental loss and incremental loss appropriate due to vertail this leading to make the appropriate due to vertail this leading to make Efail Isaf is a small are already either avail and is cut in the coto in	gnation. This is totally unreasor Criteria for Special Landscape Ahould be subject to SLA protect ll-Wales and a European approduct of Efail Isaf/Church Village'. Where Willing and European approduct of Efail Isaf/Church Village'. Where Willing and European Event (LDP: para 6.158).  It is development would (LDP: para 6.158).  It is with Pontypridd and Cardiff, a private and affordable in according yoor public transport links from the expectation of the provided in the expectation of	nable, since LANDMAP Area Designation for South tion. It accords with Planning ach for an unsustainable  e disagree. This site and disregard for the character bansion in the settlement d adversely affect the  and local services and rdance with Policy AW2. It is born Efail Isaf. Daily out- borner road safety in the massive infrastructure I Towns and Key
k	lentity and culture of community:	The claim tha	at Efail Isaf is '	fossilised' may be the p	personal feeling of the Representor,	but many residents mo	oved here precisely because of	the friendliness of the

12/11/2009 Page 1881 of 2323

village, its local events and activities, an the fact that it is one of the only small villages remaining in the area, surrounded by greenspace. This development would destroy the culture and identity of this

Reply

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

Filtered to show: (All representations)

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

The LDP also accords with PPW and the all-Wales strategy for designation of SLAs, meeting Soundness Test C2, despite the unevidenced claims for the representor.

The LDP also meets the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, 3.5.5, 3.5.6. The representor claims that inclusion of the site satisfies soundness in that it provides a surgery/pharmacy, but fails to mention that this site has not been identified by RCT LHB as part of its Estates Strategy, a necessary step for the development of such facilities one mile away.

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

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

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Rep'n No Accssn N	o Date Lodged	Late? Sou	ırce Type Mod	le Status Modified	TREAT Petition of		-	O FRTHR E SA/SEA Re		il Officer	Recommendation	Response
4269.A1			0	М								
Document:				Site: 1001/A	SN048 Land at 0	Garth Farm					PEX Session:	
Policy:			Мар:			ŀ	ssue:					
Summary:												
Item Question												Representation Text
Please accept the surprised a village of Efail Is to development excessive and continued in the surprise of th	nd disappointed af has largely aven which is proporti isproportionate.	ments as pa to see that soided larges onate to the proposed all	rt of the public of several greenfie scale residentia village in its cur ternative sites o	eld areas around that al expansion and have arent state, three of an the ground that it	e village of Efail k as therefore main the alternative sit is not in-keeping	saf have bee tained its 'vil es listed (AS	n include lage' cha S(N)48, A	ed as altern aracteristics AS(N)49 an fail Isaf in its	native sites s unlike mand AS(N)5	s for propos any other vi 2) propose state, and v		use development. The . Where I am not opposed he village, which I consider of the village. It is also

objectives of the Council's own Biodiversity Action Plan.

I understand that there is pressure on Council Officers and Elected Members from developers and especially in this area of the Borough given the topography, transport infrastructure and proximity to the M4 corridor and Cardiff. However I would urge all decision makers to consider the context of this particular area of the Borough and avoid the sprawl of crowded red brick housing estates which have plaqued other areas of South Wales. I would suggest a trip across into the neighbouring Caerphilly County Borough in the area at the top of Nantgarw Hill and the sprawl of tasteless housing estates,

developments given that the area is located on a green field site and includes sensitive habitats such as hedgerows and unimproved grassland. The destruction of such areas conflicts with the

I would appeal to the Council integrity to avoid a similar mistake and instead consider a more proportionate approach to residential development in villages like Efail Isaf.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

P2 - The plan and its policies have not been subjected to a Sustainability Appraisal including Strategic Environmental Assessment.

It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or adjoining areas.

C2 - It does not have regard to National Policy (Brownfield Development)

which have merged into one characterless blot on the landscape that spreads up the hillside.

The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.

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

**Soundness Tests** 

Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of In parts Add't SA/SEA Repr Council Officer Recommendation Response  4269.A2	Filtered to s	how: (All repres	sentations)														
Document: Site: 904/ASN049 Land south of Heol Iscoed PEX Session:  Policy: Map: Issue:  Summary:   ***Item Question**  **Representation Text**  **Item Question**  **Item Ques	Rep'n No	Accssn No Da	te Lodged	Late?	Source 7	Гуре Мо	ode Status	Modified						ıncil Offi	ïcer	Recommendation	Response
Policy: Map: Issue:  Summary:  Item Question  Representation Text  1 3 - 4 Support (Yes) or object (No) to incl of site?  Please accept the following comments as part of the public consultation concerning the 'alternative sites' which have been put forward to be included in the Local Development Plan.  I am surprised and disappointed to see that several greenfield areas around the village of Efail Isaf have been included as alternative sites for proposed residential and mixed use development. The village of Efail Isaf has largely avoided large scale residential expansion and has therefore maintained its 'village' characteristics unlike many other villages in the general area. Where I am not opposed to development which is proportionate to the village in its current state, three of the alternative sites listed (AS(N)48, AS(N)49 and AS(N)52) proposed to significantly enlarge the village, which I consider excessive and disproportionate.  I therefore strongly object to the proposed alternative sites on the ground that it is not in-keeping with the village of Efail Isaf in its present state, and will damage the character of the village. It is also located on a minor road or country lane which provides poor access and will increase traffic through the centre of the village. I am also concerned for the environmental sustainability of such developments given that the area is located on a green field site and includes sensitive habitats such as hedgerows and unimproved grassland. The destruction of such areas conflicts with the objectives of the Council's own Biodiversity Action Plan.  I understand that there is pressure on Council Officers and Elected Members from developers and especially in this area of the Borough given the topography, transport infrastructure and proximity to the M4 corridor and Cardiff. However I would urge all decision makers to consider the context of this particular area of the Borough and avoid the sprawl of crowded red brick housing estates which have plagued other areas of South Wales. I wou	4269.A2					0	М										
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Item Question Reply Soundness Tests

- 2 5 Why Incl/Excl of site improves soundness?
  - P2 The plan and its policies have not been subjected to a Sustainability Appraisal including Strategic Environmental Assessment.
  - C1 It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or adjoining areas.
  - C2 It does not have regard to National Policy (Brownfield Development)
  - CE2 The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mod	de Status Modified	TREAT Petition of			THR EVID. EA Repr Coun	ocil Officer	Recommendation	Response	
4269.A3			0	М								
Document:				Site: 886/ASN0	052 Ffrwd Philli	p Farm				PEX Session:		
Policy:			Мар:			Iss	ue:					
Summary:												
Item Ques	stion				:						Representation Text	
1 3 - 4	Support (Yes) or objec	t (No) to incl	of site?									

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

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Rep'n No	Accssn No Date Lodged	Late? Sourc	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		ncil Officer	Recommendation	Response	
4270.A1			0	М							
Document:				Site: 1001/ASI	Site: 1001/ASN048 Land at Garth Farm			PEX Session:			
Policy:			Мар:		Issue:						
Summary:											
Item Questi	ion									Representation Text	
Also the Also we this we	eaf is a small rural village. The large site would destroy we enjoy the large amount of build be destroyed by such offect value of properties in a	the current qui f wildlife that th development.	et village, that e rural area s	t all the residents val	lue so much. The	ere are not sufficient ame	enities locally t	o support suc			
4271.A1			0	М							
Document:				Site: 926/ASN	045 Land East	of Aubery Road			PEX Session:		
Policy:			Мар:			Issue:					
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Item Questi										Representation Text	
1 3 - 4	Support (Yes) or object	ct (No) to incl o	site?								

My wife and I are retired, we have an allotment which keeps us active and busy. It is also a social meeting place where we get together and gives us both a reason to get out and enjoy the fresh air.

I also have concerns with the access to the site, if not through narrow residential street then it must be across the local, Glynfach/Cymmer/Trebanog slip which is an area of local beauty and heritage and should not be disrupted. I cannot believe that the shortage of housing in Porth is that severe that we have to build on sites in interest and conservation.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE in parts Add'l			ncil Officer	Recommendation	Response
4272.A1			0	М							
Document:				Site: 1001/AS	N048 Land at 0	Garth Farm				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	stion										Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?								
A tot	tally unacceptable developm	ent due to the	existing bad s	tate of the currently	overloaded sew	er. Raw sewage a	already cor	mes into m	y property.		
Such	h a development will dramati	cally impact o	on the rural asp	ect of this village.							
Item Questio	on					Reply					Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?								
Sust a) C	ection of the integrity and characterists  attainability  Overloading of drainage and  ack of public transport - this	sewer systen	1		ne village.						
4272.A2			0	М							
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		` ,		tate of the currently	overloaded sew	ver. Raw sewage a	already cor	mes into m	y property. S	uch a development will drama	atically impact on the
Item Questic	on		- <b></b>			Reply					Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?								
Prot	ection of the integrity and cha	aracter of a s	mall community	<b>'.</b>							

Sustainability

a) Overloading of drainage and sewer systemb) Lack of public transport - this will mean a considerable increase of traffic in the village.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show:	(All representations

Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE No in parts Add'l S			Officer	Recommendation	Response
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Document:				Site: 970/ASN	050 Land of He	eol y Parc				PEX Session:	
Policy:			Мар:			Issue:					
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Item Ques	stion										Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?								
	ally unacceptable development aspect of this village.	ent due to the	existing bad st	tate of the currently	overloaded sew	er. Raw sewage alr	eady come	s into my prope	erty. Su	ch a development will drama	atically impact on the
Item Questio						Reply					Soundness Tests
2 5	Why Incl/Excl of site in	proves soun	dness?								
Prote	ection of the integrity and cha	racter of a si	mall community	•							
a) O	ainability Iverloading of drainage and s ack of public transport - this			crease of traffic in th	ne village.						
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1 3 - 4	Support (Yes) or object	t (No) to incl	of site?								
_	OTALLY UNACCEPTABLE I H A DEVELOPEMT WILL D	_			-		ERLOADED	SEWER. RA	W SEW	AGE ALREADY COMES IN	TO MY PROPOERTY.
Item Questio						Reply					Soundness Tests
2.5	Why hal/Eyal of site in										

2 5 Why Incl/Excl of site improves soundness?

PROTECTION OF THE INTEGRITY & CHARACTER OF A SMALL COMMUNITY.

SUSTAINABILITY A) OVERLOADING OF DRAINAGE AND SEWER SYSTEM.

B) LACK OF PUBLIC TRANSPORT.THIS WILL MEAN A CONSDIERABLE INCREASE OF TREAFFIOC IN THIS VAILLAGE.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4272.A5		0	М					
Document:			Site: 960/ASN0	053 Land adjac	ent to Meadow View, North	า	PEX Session:	
Policy:		Мар:			Issue:			
Summary:		<u></u>		<u></u>				
Item Question								Representation Text
1 3 - 4 Support (Yes) or object lobject to the inclusion of this site property. Furthermore, when I met a planning the state of the state	as the current	drainage and		·		•		•
Item Question								Soundness Tests
Protection of the integrity and cha Sustainability - overloading of exi Sustainability - lack of existing pu	sting sewerage	and drainage		tial developmen	ı.	1		
Document:	Ш	Ü	Site: 1001/ASN	J048 I and at G	arth Farm		PEX Session:	
Policy:		Мар:	01.0. 1001//101		lssue:		1 27 000001.	
Summary:		·						
Item Question		<u></u>						Representation Text
3 - 4 Support (Yes) or object     This proposal is sheer madness.  Secondly this development would affected.  Thirdly the current new road systematics.	200 houses w	ould overload de affordable	housing, This bring	gs with it trouble	-	, 55 5		
	<u>_</u>		_ <del>-</del> _ <del>-</del>					Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Sustainability - Public services inadequate.

Protection of the character and integrity of the local small community.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/	THR EVID. A Repr Council Officer	Recommendation	Response
4273.A2			0	М					
Document:				Site: 904/ASN	1049 Land south	of Heol Iscoed		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Questi	ion								Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?						
	evelopment is intolerable. ad the already struggling se				nto a rat-run. This	coupled with mixed deve	lopment will only increase	lawlessness and crime. Aga	in this site will
Item Question						 Reply			Soundness Tests
2 5	Why Incl/Excl of site im	proves sour	ndness?						
Mainta	ain a rural close community.	Protect the	open space fro	om incremental urba	anisation.				
4273.A3			0	M					
Document:				Site: 970/ASN	1050 Land of He	ol y Parc		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Questi	ion								Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?						
This de	evelopment will create a ma	ajor blow to t	the local rural co	ommunity.					
Increas	sed traffic will ruin the peac	eful local set	tting.						
Item Question			_ — — — —		_ — — — — -	Reply			Soundness Tests
2 5	Why Incl/Excl of site im	proves sour	ndness?						

Need to protect rural countryside. Protect small communities.

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Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4273.A4			0	М					
Document:				Site: 886/ASN	052 Ffrwd Philli	p Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	etion		- — — — —						Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?						
	roughly stupid plan. The road e local rural country commun				e. At this rate we	will be needing an Efail Isa	f bypass as well as the (	Church Village one. The also	has a massive impact
Item Question	 n		- — — — —			Reply			Soundness Tests
2 5	Why Incl/Excl of site im	proves soun	dness?						
Lack	of roads and highways to su	pport develo	pment. Protect	ion of the integrity a	nd character of t	nis small community.			
4273.A5			0	М					
Document:				Site: 960/ASN	053 Land adjac	ent to Meadow View, North		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	etion								Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?						
At a r	site cannot be allowed to be recent meeting in the Town F n this will just increase traffic	lall where re			adways were we	are told that there would no	t be any development al	ong this stretch.	
Item Question	<u> </u>					Reply			Soundness Tests
2 5	Why Incl/Excl of site im	proves soun	dness?						

Protection of Open Space.

Sustainability - overloading of existing services.

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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SEA		r Recommendation	Response
4274.A1			0	М					
Document:				Site: 970/ASN	1050 Land of He	ol y Parc		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	stion						<del></del>		Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?						
Olwg		a brand new	school and froi	m the moment the c	loors opened it w	as "sorry, no room". Mae:		uation is dire in this area. Me te with 32 pupils in one class	
Item Question	 n								Soundness Tests
2 5	Why Incl/Excl of site im								
Stop	the gobbledy gook and build	d another sch	ool NOW! Roy	yal Glam (a new ho	spital) full to capa	city already. Get the infras	structure right first!!		
4274.A2			0	М					
Document:				Site: 961/ASN	l051 Land adjac	ent to the Willows and He	ol Dowlais	PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	stion						<del></del>		Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?						
Olwg		a brand new	school and froi	m the moment the c	loors opened it w	as "sorry, no room". Mae:		uation is dire in this area. My ce with 32 pupils in one class	
Item Question	 n		- — — — —			Reply			Soundness Tests
2 5	Why Incl/Excl of site im	proves soun	dness?						

Stop the gobbledy gook and build another school NOW! Royal Glam (a new hospital) full to capacity already. Get the infrastructure right first!!

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ocil Officer	Recommendation	Response
4275.A1			0	M						
Document:				Site: 970/ASI	N050 Land of He	eol y Parc			PEX Session:	
Policy:			Мар:			Issue:				
Summary:									·	
Item Qu	estion									Representation Text
1 3-	4 Support (Yes) or obje	ct (No) to incl	of site?							
diff occ for	ving had a large road develop erent varieties of which visit of casionally whilst currently a litt the wildlife, birds, foxes, squi eadful. I would take issue with	our seeding in le hazardous rrels, hedgeho	our garden. The would be more ogs, moles and	ne road through the unsafe. The paver mice would be dis	village which is r ments are suitable	not a good standard we for light traffic, not the	ould be unable to e large numbers o	cope with the	e increased traffic safely. Wes being suggested overall	/alking through I think the loss of habitat
Item Questi	ion					Reply				Soundness Tests
2 5 Se	Why Incl/Excl of site in e Q4.	mproves soun	dness?							
4276.A1			0	M						
Document:				Site: 970/ASI	N050 Land of He	eol y Parc			PEX Session:	
Policy:			Мар:			Issue:				
Summary:		<del></del>	<del></del>				<u></u>	<u></u>		
Item Qu	estion									Representation Text
1 3 - Thi	4 Support (Yes) or obje s development is outside villa	` ,	of site?							
Thi	s area is designated SINC									
Thi	s site is subject to access pro	oblems.								
lmp	pending roundabout for new b	y-pass is alor	gside access t	o site.						
De	struction of woodland which v	vill presently p	rovide noise ba	rrier from new by p	oass.					
De	struction of another Green We	edge								
Do	es not have regard to Nationa	al Policy!								
Und	dermines ecological and envi	ronmental des	signation of site	ı.						

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Rep'n No	Accssn No Date Lodg	ned Late? Sour	ce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		cil Officer	Recommendation	Response
4277.A1			0	М						
Document:				Site: 926/AS	N045 Land East	of Aubery Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4	4 Support (Yes) or o	bject (No) to incl	of site?							
cap	pacity. This provides me w	vith:			re in full use, plus t	there is a waiting list o	of persons wanting	to occupy a	plot. I have a plot on this s	ite which I use to its full
Self	f sufficiency thereby cutting	g food costs and	reducing my ca	arbon footprint.						
Exe	ercise - helping to keep me	e fit and healthy s	o I am less of a	a burden on the he	alth service.					
Soc	cial interaction with other a	allotmenteers.								
A p	lace where I can contribute	e to the Local Au	thority recycling	policy by recyclin	g most of my kitch	nen and garden waste	naturally.			
Item Questi	ion					Reply				Soundness Tests
2 5	Why Incl/Excl of sit	te improves soun	dness?							
C4. Cor gro		on this land and a	lot of time, mo	oney and hard work	k has been put into	o it by the volunteers t	o provide an allotm	ent for the y	oung children in the area, to	o learn the skills of
4278.A1			0	М						
Document:				Site: 926/AS	N045 Land East	of Aubery Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4	4 Support (Yes) or o	bject (No) to incl	of site?							
	not agree with the allotme ward to my plot as a pastin						and if I lost it now	would be a g	reat loss, I have just retired	l and was looking
Item Questi	ion					Reply		<b></b>		Soundness Tests
2 5	Why Incl/Excl of sit	te improves soun	dness?							
C1 C4										

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rillered to show	. (All representations)									
Rep'n No A	ccssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FF in parts Add'l SA/S		ncil Officer	Recommendation	Response
4279.A1			0	М						
Document:				Site: 926/ASN	N045 Land East	of Aubery Road			PEX Session:	
Policy: Summary:			Мар:			Issue:				
Item Questio	n				<del></del>	<del></del>				Representation Text
husband There is	d loves and to lose it would	ur plot in Aubr d be a bitter b children work	ey Road for th low. This gard with much enjo	den has been his property and I would	ride and joy for m	nany years and I dread to	think how he w	vill spend his	sed as building land, this gard time if it is taken away. ently retired looking forward t	, ,
Item Question						 Reply				Soundness Tests
2 5 C1 C4	Why Incl/Excl of site im	nproves sound	ness?							
4280.A1			0	М						
Document:				Site: 926/ASN	N045 Land East	of Aubery Road			PEX Session:	
Policy: Summary:			Мар:			lssue:				
Item Questio	n									Representation Text
1 3 - 4 Lobject	Support (Yes) or objecto the planning because the			bby.						
Item Question 2 5 P1 C1 CE4	Why Incl/Excl of site im	nproves sound	ness?			Reply				Soundness Tests

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No A	Accssn No Date Lodged	Late? Source	e Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FI in parts Add'l SA/S		Officer	Recommendation	Response
4281.A1			0	М						
Document:				Site: 926/ASN0	045 Land East	of Aubery Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questio	on				- — — — -					Representation Text
leaving which p away, s The ap in Aubr	te. The law states that if ye a carbon footprint, Please produce fruit for the locals shame on you!  proach road to this propose y Road park their cars at causes a lot of friction between	e tell me where and in the pick sal is narrow, the the front o thei	the sense is ing season, he houses in r homes, after	s in this. There is an a I see a few elderly lac the street are terrace er 5:00pm each night	allotment here w dies from the ad d with only a ver its nye impossi	here the grower has a n joining street come alor ry few have garages at t	ice collection of so ng and pick from th he rear of the prop	oft fruit bush ese bushe perties beca	nes for his needs, but he a s for their jam making and ause of the lay of the land,	Iso planted five bushes you want to take this so that the folk who live
4282.A1			0	М						
Document:				Site: 961/ASN0	051 Land adjac	cent to the Willows and F	Heol Dowlais		PEX Session:	
Policy:			Мар:			Issue:				
Summary:					<del></del>		· <u></u>	<u></u>		
Item Questio	on									Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of	site?							
l object	to this segment of land be	eing developed	as this will p	pave the way for coale	escence with su	rrounding areas of which	h I am against.			
lt will ha	ave a heavy bearing on er	nvironmental po	ollution and th	ne current overloaded	drainage syste	m,. There is a lack of p	ublic transport to s	upport sucl	n a development.	
The de	velopment will eradicate th	ne character an	d integrity of	f the small community	<i>'</i> .					
	relopment scheme in this a as agricultural land to pre			ne Council's LDP and	the new bypass	s will already add to nois	se and dust pollution	on in the are	ea, without further develop	ment. This area should
Item Question				- — — — — — —		Reply				Soundness Tests
2.5	Why Incl/Excl of site in	nnroves soundr	ness?					<b></b>		

Protect the character and integrity of small communities. Protection of open spaces and the countryside from incremental urbanisation. Protect wildlife habitats typically found in the countryside, field mice, buzzards, red kites, newts hedgehogs etc. Sustain the overloading of the existing drainage system and environmental pollution.

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SI		Officer	Recommendation	Response
4282.A2			0	M						
Document:				Site: 916/ASI	N091 Land at He	eol Creigiau			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl of	site?							
over sche	ject to this segment of land be rloaded drainage system. The eme in this area is currently st cultural land to preserve its ch	ere is a lack of nown on the Co	public transp	ort to support such	a development.	The development will era	adicate the charact	er and int	egrity of the small communi	ty. No development
Item Questic	on					Reply				Soundness Tests
	Why Incl/Excl of site im tect the character and integrity e, buzzards, red kites, newts,	, of small comr	munities. Pro					tect wildli	fe habitats typically found in	the countryside, field
4283.A1			0	M						
Document:				Site: 926/ASI	N045 Land East	of Aubery Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:					<u></u>					
Item Que	estion									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl of	site?							
lobj	ject to the inclusion of this site	on the followin	ng reasons.							
1) A	Affect the proposed site will ha	ave on existing	properties ar	nd residents.						
2) 7	Traffic problem created on roa	nd leading to si	te.							
3) <i>A</i>	Access to area.									
4) L	oss of the only allotment site	in the area (the	ere used to be	÷ 5).						
 Item Questic	- — — — — — — — — on									Soundness Tests
۰	Addison to a la Tanada of a la calland									

2 5 Why Incl/Excl of site improves soundness?

I am objecting to the proposed site on all reasons I have given in Q4. And that it does not satisfy the consistency test C4.

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Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4283.A2 0 М Document: Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the inclusion of this site on the following reasons: 1. Slippage and movement of mountain in immediate vicinity (Glynfach - Cymmer - Trebanog Slip) 2. Outside Settlement Boundaries (Green Area). 3. There has been previous problems with drainage. 4. Affects the proposed site will have on existing properties and residents. 6. Access to Area. 7. Effect on wild life in area. **Soundness Tests** Item Question Reply Why Incl/Excl of site improves soundness? 2 5 I am objecting to the proposed site on all the reasons I have given in Q4. And that it does not satisfy the Coherence and Effectiveness Test No.CE2. 4284.A1 0 Μ Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way PEX Session: Document: Policy: Map: Issue: Representation Text Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? I strongly object to building houses behind Kimberley Way. Last year I had Sky installed at my home, but the dish had to fitted on a six foot pole to reach above a tree on the mountain. New houses would be permanent obstructions interfering with the reception of all other houses directly below. The Sky engineer said it was due to the angle of the mountain. 4284.A2 М 0 Site: 965/ASN046 Land rear of Wynham Street/Kimberley Way PEX Session: Document: Policy: Map: Issue: Summary: Item Question Representation Text

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

The proposed area which would be used to build houses appears to clash with my existing garden! I object to anyone building on my garden.

## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT EVIDENCE NO FRTH Petition of in parts Add'l SA/SEA		Recommendation	Response
4284.A3			0	М				
Document:				Site: 965/ASN04	46 Land rear of Wynham Street/Kimberle	y Way	PEX Session:	
Policy:			Мар:		Issue:			
Summary:								
Item Que	estion							Representation Text
1 3 - 4 Istr		` '		unds of privacy. The r	new houses ground floor would be level wit	h existing houses bedro	om windows.	
4285.A1			0	М				
Document:				Site: 965/ASN04	46 Land rear of Wynham Street/Kimberley	y Way	PEX Session:	
Policy:			Мар:		Issue:			
Summary:								
Item Que	estion							Representation Text
Sta Out Pro Affe Acc Acc	Support (Yes) or object ject to the inclusion of the site bility of ground and mountain (side settlement boundaries (Ciblems with water and drainagets the proposed site will have sess to area.  Sess for traffic and emergency jects on wildlife.	for these rea (Cymmer / Tr Green Area) e. e n the area.	isons:-					
Item Questi	on							Soundness Tests

Why Incl/Excl of site improves soundness? 2 5

I am objecting to the proposed site for the reasons stated in Q4. I also does not satisfy the Coherence and Effectiveness Test No.CE2.

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Rep'n No	Accssn No Date Lodged	Late? Sou	ırce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE in parts Add			cil Officer	Recommendation	Response
4286.A1			0	М							
Document:				Site: 965/ASN0	)46 Land rear	of Wynham Stre	eet/Kimber	ley Way		PEX Session:	
Policy:			Мар:			Issue	e:				
Summary:											
Item Que	stion		·								Representation Text
2. Ta 3. Pr	Support (Yes) or object object to this L.D.P on the groaking of the local countryside. revious problems with excess sual impact on our lives.	unds of unst	table mountain (	Glynfach to Trebano	g Slip)						
Item Questic	on					Reply					Soundness Tests
2 5 Treje	Why Incl/Excl of site imect the L.D.P on the grounds of	proves sou	ndness?								
4287.A1			0	М							
Document:				Site: 965/ASN0	)46 Land rear	of Wynham Stre	eet/Kimber	ley Way		PEX Session:	
Policy:			Мар:			Issue	e:				
Summary:											
Item Que	stion										Representation Text
Stab Prev Traff Affed	Support (Yes) or object to the inclusion of the site oility of land and mountain vious problems with water and its Problems of on residents and properties ess to area.	because d drainage	l of site?								
Item Questio	n — — — — — — — — — — — — — — — — — — —	— — — –	— — — — — 		- — — — —	Reply	/	- — — — - 	— — — — ·		Soundness Tests
					<b></b>					:	·

2 5 Why Incl/Excl of site improves soundness?

I am objecting to the proposed development It does satisfy CE2 Below

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

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	Status Modified	TREAT Petition of		NO FRTHR EVID. SA/SEA Repr Cou	ıncil Officer	Recommendation	Response
4288.A1			S	M						
Document:				Site: 886/ASN0	52 Ffrwd Philli	p Farm			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	tion									Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?							
	upport the LDP's exclusion opening to the representor's of		he principle obj	ections to this applic	cation are on gro	ounds of protectio	n of the Special Lar	ndscape Area	(SLA), protection of open spa	ces and sustainability.

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

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

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

Item Question Reply Soundness Tests

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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2 5		Why Inc	cl/Excl	of site	impro	oves	sound	ness	?																							
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V b	- 4 Ve suppo Ve oppos oundary o o enable f LDP: para	se the proof a sma future de	DP in i ropose all villa evelop	its excl ed exte ge is r	usion ension not cor	of the	s site. e resid ve to s	dentia sustai	al settle inable	growth,	, and th	né integri	ity and	characte	er of É	fail Isa	af shou	uld be	mair	ntaine	ed (L[	)P pa	ra 4.45	5). T	he pro	posed	l expan	sion of	f the bour	ndary is	clearly	
Item Que	stion															F	Reply															ss Tests

2 5 Why Incl/Excl of site improves soundness?

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

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status Modified	TREAT Petition of		-	NO FRTH SA/SEA	cil Office	r Recommendation	Response
4288.A3			S	M							
Document:				Site: 1101/AS	S029 Ffrwd Phi	lip Farm				PEX Session:	
Policy:			Мар	:			Issue:				
Summary:											
Item Ques									 		Representation Text

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

We support the LDP in its exclusion of this site. The objections to this application are on the following grounds: protection of SLAstatus, protection of open spaces, and sustainability.

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

Protection of open spaces: The representor claims this is 'urban fringe land'. This is not true. It lies at the edge of a small village, and it precisely the 'unspoilt low lying farmland' that Policy SSA should protect. There is little evidence of services infrastructures vehicle on the site, despite the claims of the representor, and the field is often used for grazing sheep and cattle, which surely the representor would not do if maintenance work were so disruptive. There is a public footpath running through the centre of the site and development would destroy this amenity, used by many local people. The expansion in the integrity and character of Efail lsaf should be maintained (LDP para 4.45). This development would adversely affect the provision of open space (LDP: SSA13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158).

Sustainability: With regard to SSA 10, we support the LDP, in that its proposed housing alocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffrwd Philip is a small single track lane which is already overloaded with local traffic to and from Nountain Road. A development of 50 houses would result in 50-100 extra cars using this road on a daily basis, either travelling through the narrow vilage lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental noise pollution, road safety, and traffic congestion in and around the village. A pair of Red Kites are frequently seen flying over the field and this would destroy their habitat, conflicting within policy AW8. It is a totally unsustainable and unrealistic proposal.

Item Question Reply Soundness Test

#### 2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible, as can be seen on pages 127-128 of the LDP (policy SSA 10 - sites 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (Aw 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1). Parts of the site are also prone to become extremely boggy due to the proximity of a small water course running off the Garth Mountain.

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

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

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of			HR EVID. Repr Coun	cil Officer	Recommendation	Response
4288.A4			0	М				[				
Document:				Site	e: 1111/ASS03	30 Land at G	arth Farm				PEX Session:	
Policy:			Maj	o:				lssue:				
Summary:												
Item Ques	tion		<del></del>			<u></u>			 - <u></u> -			Representation Text

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

We support the LDP's exclusion of this alternative site. The principle objections to this application are on grounds of protection of the Special Landscape Area (SLA); sustainability; protection of open space from urbanisation and incremental loss.

Protection of the SLA: The application conflicts with policy AW 2 (para 1, 3, 4, 6, 7, 8 and 9). In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation. This is totally unreasonable, since the LANDMAP methodology is valid and 'accords with currently thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales Local Authorities, Final Report 2007: para 1.3). LANDMAP is the robust methodology used to identify areas that should be subject to SLA protection. It accords with Planning Policy Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging, without providing and evidence, an all-Wales and a European approach in support of an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13). The site accords with Policy SSA 23 in being prominent unspoilt farmland forming a visual backdrop above the village, and should therefore remain designated as an SLA.

Sustainability: This proposal is not a sustainable extension to Efail Isaf. It would result in a very substantial expansion in he village. The expansion in the settlement boundary of a small village is not conducive to sustainable growth, and the integrity and character of Efail Isaf should be maintained (LDP para 4.45). With regard to SSA 10 we support the LDP, in that its proposed housing allocation sites are closer to good public transport links with Pontypridd and Cardiff, and local services and facilities (and consistent with Transportation Strategy CS8). It is not clear from the representation whether the site will provide affordable housing, but if this is the intention, this site is not appropriate, due to poor public transport links from Efail Isaf and extremely poor road access to the proposed site. Heol Ffred Philip is a small single track lane which is already overloaded with local traffic to and from Mountain Road. A development of 200 houses would result in 200-400 extra cars using this road daily, either travelling through the narrow village lanes to access the by-pass or, as many local people do, using the single-track Mountain Road to commute to Cardiff. This would have numerous negative impacts including environmental and noise pollution, road safety problems and traffic congestion in and around the village. There are already problems with the drainage system around the proposed site, as evidenced by recent flooding problems along Heol y Capel and Heol y Parc caused by the drains being overloaded by run-off from the slopes above the village during times of heavy rain. Development on this site exacerbate further the problems with drainage and run-off from the field surrounding the village. The site hosts a diversity of wildlife, including bats, newts, buzzards, pheasants and at least one pair of red kites that are seen frequently flying over the field. Development would destroy their habitat thus conflicting with policy AW8. It is totally unsustainable and incremental loss (LDP: para 6.158).

Item Question Reply Soundness Tests

#### 2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW2.6), it is not as close to a range of sustainable transport options (SW 2.3; see also transportation policy CS8), and is not within a defined settlement boundary (AW 2.1).

In addition, the alternative site does not meet the Test of Soundness, C1, because it is aimed at speculative development rather than being integrated within existing policies and strategies relating to the area. The LDP already accords with Planning Policy Wales and the all-Wales strategy for designation of SLAs, meeting Soundness test C2.

In sum, exclusion of this alternative site will maintain the soundness of the LDP whereas inclusion would undermine it.

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## REPRESENTATION DETAIL hur Depresentation No.

community, in conflict with Policy CS2.

## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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4288.A5		S	M				,
Document:		-	Site: 1097/ASS03	1 Land south of Heol Iscoed		PEX Session:	
Policy:		Map:		Issue:			
Summary:		·					
Item Question							Representation Tex
1 3 - 4 Support (	Yes) or object (No) to incl	of site?					
identity and culture of Special Landscape methodology is robut East Wales Local At Policy Wales (March development that is a Protection of open stop development would of Efail Isaf as a villa boundary of a small provision of open spousion open spousion of open spousion	of a small community  Area: In order to amend to list and 'accords with curre uthorities, Final Report 20 to 2002, para 5.3.11 and 5 not 'acceptable (PPW 20 paces: The representor of destroy enjoyment of this large in its own right. It is quivillage is not conducive to lace (LDP: SSA 13.1), and regard to SSA 10, we supnce with Transportation S	he settlement I and thinking, par a 1.3). 3.13) and the 102: 5.3.13). Islaims that this amenity, used a sustainable grad the countrysi apport the LDP, trategy Policy	boundary for speculative rticularly on the Europea LANDMAP is the valid representor is therefore land is simply a 'buffer aby many local people. It part of Church Village, wrowth, and the integrity ade around this village shin that its proposed hou CS8). The LDP has ma	e development the representor seeks run Scale' in its 'all-landscape approach and established methodology used to challenging without providing any cred cone' between the slopes of the Garth and addition, the representor's conflation which is the whole point of the LDP's suind character of Efail Isaf should be manould be protected from urbanisation and sing allocation sites are closer to good de good provision for delivering sustait if this is the intention, this site is not approach and sing allocation sites are closer to good degood provision for delivering sustait if this is the intention, this site is not approach to the same closer to good t	emoval of SLA designation (Development of Criteria identify areas that should be dible evidence, an all-Wale and the 'urban area of Efai of Efail Isaf and Church Viupport for the existing settle aintained (LDP para 4.45). In dincremental loss (LDP: dipublic transport links with inable housing, both privatival (Developmental loss).	n. This is totally unreasonal for Special Landscape Are subject to SLA protections and a European approach I lsaf/Church Village'. We call lage demonstrates total dispersion of the subject to the subject of the subje	ble, since LANDMAP ea Designation for South n. It accords with Planning th for an unsustainable  disagree. This site and sregard for the character nsion in the settlement adversely affect the  and local services and ance with Policy AW2. It is
commuting by privativillage, narrow count investment, improve Settlements. The LE Doctor's Surgery/Ph site a primary care cletter from Parc Can	e car is in conflict with Po try lanes and the bypass. d public transport, improv OP has a clear strategy fro narmacy: A primary care for tentre in Efail Isaf. Further tol Surgery (dates 29/05/2	licy CS2, and a lt is not a good ement of highwo sustainable reacility cannot be more, there are 006), is therefore	any further development it site for creating emplo ways (currently small villa egeneration at the sites be built in Efail Isaf unles are no plans for such a de ore highly misleading.	in this small village will necessarily ent- yment as the representor claims, since ge lanes), and other provisions that are	ail this leading to more con Efail Isaf is a small settler e already either available of I's (LHB) Estates Strategy. The representor's promise	ngestion, pollution and poor ment which would require m or planned for in Principal T RCT LHB Estates Strateg to build a surgery/pharmac	rer road safety in the nassive infrastructure Towns and Key gy to 2012 has no plans to ry, accompanied by his

Item Question Reply

village, its local events and activities, an the fact that it is one of the only small villages remaining in the area, surrounded by greenspace. This development would destroy the culture and identity of this

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

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TREAT EVIDENCE NO FRTHR EVID.

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

#### 2 5 Why Incl/Excl of site improves soundness?

The representor refers to Test of Soundness CE2. However, the LDP's plans for housing allocation in this part of the Borough are robust and credible (Policy SSA 10 – sites 15, 16 and 19). The LDP's housing allocation sites accord with the criteria contained in policy AW2. In contrast, the proposed alternative site is not a sustainable location because, unlike the LDP's sites, it does not support the role and function of a small settlement (AW 2.6), it is not as close to a range of sustainable transport options (AW 2.3; see also Policy CS8), and is not within a defined settlement boundary (AW 2.1).

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

The LDP also accords with PPW and the all-Wales strategy for designation of SLAs, meeting Soundness Test C2, despite the unevidenced claims for the representor.

The LDP also meets the C4 test, with particular regard to LDP paras 3.3, 3.4, 3.5.1, 3.5.3, 3.5.5, 3.5.6. The representor claims that inclusion of the site satisfies soundness in that it provides a surgery/pharmacy, but fails to mention that this site has not been identified by RCT LHB as part of its Estates Strategy, a necessary step for the development of such facilities one mile away.

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

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REPRESENTATION D	<b>ETAIL</b> by: Representa	ation No	Rhor	ndda Cynon Taf County Borough Cou	ncil Local Development Plan
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Rep'n No Accssn No Da	te Lodged Late? Source	e Type Mode Status	TREAT EVIDENCE NO F. Modified Petition of in parts Add'l SA/S		Response
4288.A6		S M			
Document:		Site	: 1001/ASN048 Land at Garth Farm	PEX Session	on:
Policy: Summary:		Мар:	Issue:		
Item Question	- — — — — — — -				Representation Text
spaces. In response  Sustainability: This is houses in the village. refers to sustainable conducive to sustainable sites are closer to go will provide affordable bus services to the lo Pontypridd due to the proposed site. HEOI using this road daily, numerous negative in proposed site, as evi	to the representor's claims and an appropriate or sust It would contravene numer development defined by Pouble growth, and the integrit of public transport links wite housing, but if this is the incal area from the Carpente character of the landscap Ffrwd Philip is a small sin either travelling through the npacts including environmed denced by recent flooding in	ainable extension of E ous aspects of local d olicy AW2. The alternary and character of Efath Pontypridd and Carntention this site is not tre. This alternative site igle track land which is narrow village lanes to ental and noise pollutio problems along Heol y	Efail Isaf. It would result in a very substantial expansive levelopment policy. For example, the representor jative site conflicts with Policy AW2 (para 1, 3, 4, 6, ail Isaf should be maintained (LDP para 4.45). With diff, and local services and facilities (consistent with a propriate, due to poor public transport links from the policy SSA 13, even if it is already overloaded with local traffic to and from Modulate and fro	protection of the Special Landscape Area (SLA), are sion in the village envelope, and result in a 40% incrustifies the development with reference to LDP para 7, 8 and 9). The expansion in the settlement bound the regard to SSA 10, we support the LDP, in that its part that the settlement bound the regard to SSA 10, we support the LDP, in that its part that the settlement SSA 10, we support the LDP, in that its part that the settlement claims that there are the settlement claims that there are the were in the settlement boundary. There is a very part of the single-track Mountain Road to commute the theorem that the single-track Mountain Road to commute the theorem that the single-track Mountain Road to commute the single-track Mountain Road to commute the theorem that the single-track Mountain Road to commute the single-track Mountain Road to part the single-track M	ease in the number of a 4.44. However, para 4.44 ary of a small village is not proposed housing allocation epresentation whether the site egular' (implying 'frequent') walk to and from Efail Isaf to oor road access to the dresult in 200-400 extra cars to Cardiff. This would have rainage system around the village during times of heavy

Special Landscape Area: In order to amend the settlement boundary for speculative development the representor seeks removal of SLA designation (SSA23). This is totally unreasonable, since the LANDMAP methodology is robust and 'accords with current thinking, particularly on the European Scale' in its 'all-landscape approach' (Development of Criteria for Special Landscape Area Designation for South East Wales (March 2002, para 5.3.11 and 5.3.13) and the representor is therefore challenging an all-Wales and a European approach for an unsustainable development that is not 'acceptable' (PPW 2002: 5.3.13), Bi credible evidence is provided in support of this challenge to SLA status.

Protection of open space: This development would adversely affect the provision of open space (LDP: SSA13.1), and the countryside around this village should be protected from urbanisation and incremental loss (LDP: para 6.158). The land above the village on the slopes of the Garth Mountain is an important part of the landscape for enjoyment by all. The proposed site would conflict with Policy AW5, particularly in terms of Amenity (A.1, 2 and 3) and Accessibility (C.1 and 3)

frequently flying over the field. Development would destroy their habitat, conflicting with policy AW8. It is a totally unsustainable and unrealistic speculative proposal.

Soundness Tests Item Question Reply

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Rep'n No	Accssn No Date Lodged	Late? Source T	ype Mode Statu	ıs Modified	TREAT Petition of		NO FRTHR EVID. SA/SEA Repr Coun	cil Officer	Recommendation	Response
2 5	Why Incl/Excl of site in	nproves soundnes	s?							
hou	e representor refers to Test of using allocation sites accord v e and function of a small settle	vith the criteria cor	tained in policy	AW2. In contra	ast, the proposed	d alternative site	is not a sustainable lo	cation becau	se, unlike the LDP's site	es, it does not support the
the reg	addition, this alternative site do e area. In being part of the Pla gard for the Wales Spatial Pla nction 33 (Policy CS2.4 and C	nning Policy Wales	s (PPW) strategy	for South Eas	st Wales, the LD	P clearly is soun	d in terms of test CE1.	The LDP a	lready accords with Tes	t of Soundness C3 in having
The	e LDP also accords with PPW	/ and the all-Wales	strategy for des	ignation of SL	As, meeting Sοι	undness Test C2	, despite the uneviden	ced claims f	or the representor.	
	e LDP also meets the C4 test rgery/pharmacy, but fails to me									
	ail Isaf does not have the capa eculative development, therefo									
4289.A1			O M	l						
Document:			S	ite: 965/ASN0	146 Land rear o	f Wynham Stree	t/Kimberley Way		PEX Session	n:
Policy:			Мар:			Issue:				
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Item Qu		. — — — —								Representation Text
1 3 -	4 Support (Yes) or object	ct (No) to incl of sit	e?							
1.5 2.7 3.0 4.1 5.	oject to the inclusion of this site Slippage and movement of mo Affects the proposed site will h Outside Settlement Boundarie Problems new builds will creat Traffic problems created on the Affects on wild life. Access to area for residents.	ountain in immedia nave on existing pr es (Green Area). te with drainage th	te vicinity (Glynfa operties and res ere have been p	idents. roblems in the	past.					
Item Quest	tion				· — — — — -	Reply		- — — — 		Soundness Tests

Why Incl/Excl of site improves soundness?

I am objecting to the proposed site on all the reasons I have given in Q4. And that it does not satisfy the Coherence and Effectiveness Test No. CE2.

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/St	— — .	fficer Recommend	ation Resp	oonse
4290.A1			0	М		ПП	ПП			
Document:		_		Site: 965/ASN	046 Land rear	of Wynham Street/Kimbe	erley Way	PE	Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion		<i>-</i>							Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?							,
l obje	ect to the inclusion of this site	on the follow	ving reasons:							
5. Tr 6. Ad 7. Ef	fects the proposed site will haffic problems created on roaccess to the area. fect on wild life in area.									
Item Questio						Reply				Soundness Tests
2 5 Iam	Why Incl/Excl of site im objecting to the proposed sit	•		given in Q4, and that	it does not satis	sfy the Coherence & Effe	ctiveness Test No. CE	<b>2</b> .		
4291.A1			0	М						
Document:				Site: 965/ASN	046 Land rear	of Wynham Street/Kimbe	erley Way	PE	Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion		- — — — —							Representation Text
1 3 - 4 I obje	Support (Yes) or object to the proposed housing of	` ,		privacy - houses bu	uilt behind Kimbe	erley Way would be at ey	re level with bedroom v	windows.		,

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Mode	Status Modified	TREAT Petition of		IO FRTHR EVID. SA/SEA Repr Col	uncil Officer	Recommendation	Response
4292.A1			0	М						
Document:				Site: 965/ASN	046 Land rear	of Wynham Street/K	Kimberley Way		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	stion									Representation Text
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4293.A1			0	М						
Document:				Site: 965/ASN	046 Land rear	of Wynham Street/K	(imberley Way		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	stion									Representation Text
,	Support (Yes) or object ppage of mountain. rainage problems.	et (No) to	incl of site?							

- 3)Outside settlement boundaries (Green Area)
  4) Access to the area.

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Representation Text

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

Item Question

We all at 12 Kimberley Way object most strongly to any building work behind Kimberley Way.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4296.A1			0	М							
Document:				Site: 965/ASN	046 Land rear	of Wynham Street	/Kimberley Way		PE	( Session:	
Policy:			Мар:			Issue:					
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1 3-4	Support (Yes) or obje	ct (No) to i	ncl of site?								
We a	ll at 12 Kimberley Way mos	st strongly	object to houses b	uilt behind Kimberle	ey Way.						
4297.A1			0	М							
Document:				Site: 965/ASN	046 Land rear	of Wynham Street	/Kimberley Way		PE	( Session:	
Policy:			Мар:			Issue:					
Summary:								 			
Item Ques	stion							 			Representation Text

THE BOUNDARY MAP CUTS INTO THE GARDEN OF 12 KIMBERLET WAY.

THE LACK OF PRIVACY FOR THE REAR BEDROOMS MAY CAUSE A DROP IN VALUE.

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

## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S	—	Officer	Recommendation	Response
4298.A1			0	М						
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Item Question	<u> </u>					Reply	. — — — — —			Soundness Tests
	Why Incl/Excl of site in objecting to the proposed sides not satisfy the Coherence	te for the reaso	ons stated in Q							
4299.A1			0	М						
Document:				Site: 965/ASN	046 Land rear	of Wynham Street/Kimb	erley Way		PEX Session:	
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Summary:										
Item Ques	tion									Representation Text
1. Šta 2. Pro 3.Affe	Support (Yes) or object to the inclusion of this site ability of ground and mounta oblems with water and drain ects the proposed site will hatside Settlement Boundarie	e for the followin (Cymmer / Tage.	ng reasons:- rebanog Slip) a e.g. Access	or emergency vehi e a detrimental affe	cle and current t	raffic and general acces	ss to the area.			
Item Question	า					Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

I am objecting to the proposed site for the reasons stated in Q4. It also does not satisfy the Coherence and Effectiveness Test No.CE2.

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

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On the map the plan appears to go over our boundary. We are also concerned it is only 1 metre in parts from our bungalow and also 1 metre below the field. If houses were to be built there it would take too much light from us and would be a constant threat against flooding.

The only thing I would say if this plan was passed would be to level the field down to the same level as our bungalow and any houses to have their gardens to face us, which would give us more light. I feel sorry if this hoes ahead for it is a place where people can walk their dogs like I do myself. There is a lot of wildlife such as birds, rabbits and a nice place where people to walk.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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2 5 Why Incl/Excl of site improves soundness?

Item Question

By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

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Reply

## Rhondda Cynon Taf County Borough Council Local Development Plan

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2.5 Why Incl/Excl of site improves soundness?

Item Question

By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

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Reply

## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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2 5 Why Incl/Excl of site improves soundness?

Item Question

By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

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Reply

## Rhondda Cynon Taf County Borough Council Local Development Plan

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2 5 Why Incl/Excl of site improves soundness?

By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4310.A1			0	М						
Document:				Site: 902/ASN0	83 Land to the	north of The Patch			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que										Representation Text
1 3 - 4	4 Support (Yes) or obje	ct (No) to incl	of site?							
wild	Patch is a quiet and unique life thrives in this area and b	uilding work w	ould only disco	ourage regeneration.		·				
	patch is quite unique as it is	probably the	only piece of la	and that is contained	away from the re		a safe environmer	nt for our c	hildren and our children's ch — — — — — — — —	ildren. — — — — — — — — — — — — Soundness Tests
Item Questio						Reply				
2 5 It wo	Why Incl/Excl of site in ould destroy any views we ha	•		g loads of roofs.						
				-						
Wild	dlife you not settle here for ye	ears until the tr	ees have beer	re-established.						
Cur	rent exit and entrance provid	es a safe envi	ronment, C1, 0	C3, CE4.						
4311.A1			S	М						
Document:				Site: 1172/ASD	0008 SSA 10.7	' - Land at Gwern Heulog	, Coed Ely		PEX Session:	
Policy:			Мар:			Issue:				
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1 3 - 4	, ,	` '				No				
	ree with representation 566. dents.	D1, i.e. Acces	s and egress o	of the site would place	e an increased i	ourden on an aiready dan	gerous access po	oint and wo	ould have a detrimental affec	ct on the lives of existing
SSA	A 10.7, would form an unnece	essary intrusio	n into the Ope	n Countryside, in an a	area that has alr	eady seen a lot of develo	pment.			
Вус	deleting SSA 10.7 it would sl	how that the LI	OP is being for	rmed via a robust and	d credible evide	nce base.				
Item Questic	on	- — — — —	- — — — —		- — — — -					Soundness Tests
2 5	Why Incl/Excl of site in	mproves soun	dness?							

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By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

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2 5	Why Incl/Excl of site im	proves soun	dness?								
Item Question						Reply					Soundness Tests
By dele	eting SSA 10.7 it would sho	ow that the L	DP is being for	med via a robust a	nd credible evide	ence base.					
SSA 1	0.7, would form an unneces	ssary intrusio	on into the Ope	n Countryside, in a	n area that has al	ready seen a lot o	of developm	nent.			
l agree residei	e with representation 566.D nts.	1, i.e. Acces	ss and egress o	of the site would pla	ice an increased	burden on an alre	eady dangei	rous access poir	nt and wo	ould have a detrimental affe	ct on the lives of existing
1 3 - 4	Support (Yes) or object	` '		<b>.</b>			No				
Item Questi	ion										Representation Text
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Policy:			Map:			Issue:					
Document:				Site: 1172/AS	SD008 SSA 10.	7 - Land at Gwerr	n Heulog, Co	oed Ely		PEX Session:	
4313.A1			S	M							
2 5 C1 - Iti	Why Incl/Excl of site im is a land use plan which do	•		djoining areas.							
Item Question						Reply					Soundness Tests
The ac Patch.	ccess area to the site, as it I also enclose a copy of he The visitor parking space	is shown on e plan of the	the register - I h site or taken fro	om my deeds. Tha	ve outlined in red	the area concern	ed. The firs	st visitor parking	space a	nd the land to the pavemen	t is owned by no 1 The ternative Site Register.
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?								Nepresentation Text
Item Questi	ion										Representation Text
Summary:			iviaρ.			issue.					
Document: Policy:			Map:	Site: 902/ASI	NU83 Land to the	e north of The Pat Issue:				PEX Session:	
			O	***	1000	<del></del>				DEV Cassian	
4312.A1			0	M							·
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By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4314.A1			0	М										
Document:				Site	e: 1008/ASN084	Land at Eli	ms Farm						PEX Session:	
Policy:			Maj	o:				Issue:						
Summary:														
Item Que	=== == == == == == == == == == == == ==													Representation Text

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

I am writing to you about the change of land from agricultural to Development land on the Elms Farm Estate. I am against this proposal for several reasons.

The land is green belt and should not be developed on. Any development would be subject to noise pollution, air pollution and a safety issue, being to the side of the M4. As a resident of Elms Farm, we would have to put up with more traffic on the estate, which is a nightmare at the moment. Cars are parked on the main road through the estate, and it has a nasty blind bend which has nearly caused many accidents over the last few years, having more houses built on the estate will cause even more trouble, also the dirt and pollution we would have to be subjected to. I want it investigated why barriers weren't erected on the M4 when the site was first built. I have town planners in my family, and I know this would have been an issue when the plans were being looked at. How was this overlooked. Someone in the planning office did not check this.

I have been writing to the Welsh Assembly Government about this matter. As I am right next to the M4, I suffer with noise pollution 24 hours a day. I also suffer with dust and smells from the M4. I cannot open my windows at night because of all the noise from the traffic.

If planning does get passed for Llanmoor to build more houses, I want it noted that I want extra barriers on the M4 to be erected all along the Elms Farm estate. Not just new development, I want it to be a major issue on the development and planning. They somehow got away with it the first time, but I don't want it to happen this time round.

The issue with noise is a major factor and it has got worse since the site was built. I also want the people who measure noise to come and see how bad the noise is. There is also a safety issue, as the barrier already there would not stop a wheel, lorry or anything else for that matter landing on my property. There should be at least a 10Ft barrier there. If any damage is caused to me or my property I will be suing whoever is responsible.

All the issues should be taken into consideration when you look at this proposal. I want it noted and recognised I have written this letter regarding this issue. I won't be the only resident either.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4315.A1			S	М								
Document:				Site: 1172/ASD	0008 SSA 10.7	7 - Land at G	Swern He	ulog, Coe	d Ely		PEX Session:	
Policy:			Мар:			ls	ssue:					
Summary:												
Item Que	stion											Representation Text
•	Support (Yes) or object ee with representation 566.D lents.	` '		f the site would place	e an increased	burden on a	n already	No / dangerou	us access	s point and v	vould have a detrimental a	ffect on the lives of existing
SSA	10.7, would form an unnece	ssary intrusion	into the Open	Countryside, in an a	area that has ali	ready seen a	a lot of de	evelopmen	nt.			
By d	eleting SSA 10.7 it would she	ow that the LDI	P is being forr	med via a robust and	d credible evide	nce base.						
Item Questio	 n					 Re	eply					Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4316.A1				C	)	М			] [						
Document:						Site: 1008/AS	N084 Land at E	Ims Farm						PEX Session	ion:
Policy:				Ma	ар:				Issue:						
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Item Qu	estion														Representation Text
The Pe dw prii	1 3 - 4 Support (Yes) or object (No) to incl of site?  The overarching principle of the planning system is sustainable development. The best use must be made of previously developed land first before green field sites such as this can be bought forward. Permitting pure residential development on this site will not promote and encourage the regeneration of our urban centres. Residential development should be of a sufficient density (in excess of 30 dwellings per hectare) to make the most efficient use of land, if this site was to develop to this density then the level of car and traffic generation would be to such a high level to be contrary to the principles of sustainability. The fundamental lack of social amenities, such as schools, shops, medical facilities as well as access to major employment areas, will make this site a car dependant site.  The site is currently allocation within the development plan as green wedge. This site represents an important break between the settlement boundaries of Llanharry and Brynsadler/Pontyclun. The incremental loss of this area of green wedge will continue the undesirable urban sprawl that the development at Elms Farm has started. Reducing the clear breaks between settlements erodes the local distinctiveness of those settlements to the detriment of the character of local area.  The layout of the existing expanded site at Elms Farm, granted planning permission in the late 1990's, suffers from a lack of local amenities and communal open space. The land to which is the subject of this proposed allocation provides an important area of green open space greatly valued by the local residents. It also provides an important buffer to the busy M4 motorway.  If this site is to be released for residential development then a sequential test should be carried out to demonstrate that the Authority's housing need could not be fulfilled in any other part of the Borough on previously used land or within an established settlement boundary. I would fail to see how such a development on this s														
Item Quest	tion								Reply						Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The proposed allocation of this site for residential development is unsound and does not comply with criteria P2, C1, C2 and CE3 set out below.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4317.A1 S М Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. Item Question **Soundness Tests** Reply 2 5 Why Incl/Excl of site improves soundness? By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC. 4318.A1 S M Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.

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Item Question

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4319.A1 S М Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. Item Question **Soundness Tests** Reply 2 5 Why Incl/Excl of site improves soundness? By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC. 4320.A1 S M Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. Item Question **Soundness Tests** 

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Representation Text** 

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

Summary: 030

Item Question

The new road (by-passing the Villages on the A473) was initially designed for dual carriageway traffic has been down graded to a single carriage way. Although this improvement will alleviate HGV traffic from the A473, it will not improve small and commercial vehicular traffic congestion and access at all link roads and access to properties in this area - particularly from Crown Hill to Heol Creigiau, Efail Isaf and Chandlers Reach. Proposals for further residential or commercial development in this area would further congest and create more serious long-term traffic and congestion problems - it would be a retrograde step in terms of long term planning and beneficial gain to our community - it is assinine to say the least. Totally Unacceptable.

\_\_\_\_\_

There are many vacant office and small workshops available for small and medium enterprises located at Treforest Industrial Estate, Coedcae Lane and other small commercial estates in the area. Proposed further development of retail and commercial enterprises in the Llantwit Fardre area would only benefit Developers not the community long-term - there would be no long-term community benefit. Totally Unacceptable.

It is not a Brownfield site and regeneration of residential and commercial enterprise in the area is not an issue. Unacceptable.

The area is in a flood plain - there is evidence of major flooding in the fields opposite our properties and from the local stream at the bottom of Crown Hill - detriment for emergency access and undermining is prevalent. Unacceptable.

Walking and access to community services (public transport, trains, shops, etc) is extremely adverse notwithstanding the construction of new single carriage way. Unacceptable.

Any further residential and/or commercial buildings in this area would create eyesores. Unacceptable.

The land south of our property and Chandlers Reach is evidently contaminated with waste materials (allegedly fly-ash and other non-inert debris) - some material has been removed by Costain to make way for constructing the new road. Unacceptable.

Further residential and commercial developments on these Alternative Sites would reduce agricultural land. Unacceptable.

In terms of Environmental protection, there are several designated Sites of Importance for Nature Conservation (SINC Nos: 143, 136 and 137 located on the proposed Alternative Site Nos: 92, 94 and 95). Further residential and commercial development in these areas would have adverse long-term impact on our grass lands, wild life and tree species of which we must all help to protect. Totally unacceptable.

Item Question Reply Soundness Tests

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

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TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

The objectives put forward are fundamental, sensible and reasonable and above all else, by agreeing with them and rejecting the proposed change to the LDP for alternative sites 91, 92, 94 and 95, they will help sustain ling-term benefits for Llantwit Fardre, Pontypridd.

Our reasons for making these objections are:

- 1. The A473 is shrouded by the villages from Power Station Hill to Cross-Inn. It is an extremely busy road and we are all aware of the traffic congestion particularly created by HGV traffic. The new road that will by-pass these villages (not shown on the Alternative Site maps) has no additional routes in/out of these villages. This current scenario is not going to help alleviate traffic congestion in terms of access to/from people's homes and to small and medium enterprises scattered in and among these villages.
- 2. When the new road becomes operational it is going to take up considerable area within and across the boundaries of the Alternative Sites 91, 92, 94 and 95. Development of more residential and more commercial enterprise capacity on these sites will inevitable mirror the congestion of the current A473 everybody must understand this scenario adverse traffic congestion and limited access will inevitably develop if these Alternative Sites are allowed to develop.
- 3. RCT Local Planning have rejected the Candidate Sites for solid and sensible long-term reasons: poor access, flooding and all four Alternative Sites 91, 92, 94 and 95 would be detriment to SINC sites 134, 136, 137 why are we allowing developers to destroy woodlands and grasslands and the wildlife who require these for survival.
- 4. To allow development on the proposed Alternative Sites would be asinine and simply a retrograde step in terms of good sensible planning. Allowing developer to cram in as many houses as they can in small areas simply adds long-term traffic congestion to our roads and limits access to amenities. In terms of commercial enterprise capacity, we should take note of how the USA plan their industrial site development, they simply keep these developments in one area (Treforest Industrial Estate is a good example) it makes good logistical sense to keep Commercial Enterprise away from residential development.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Item Question Representation Text

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

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There are many vacant office and small workshops available for small and medium enterprises located at Treforest Industrial Estate, Coedcae Lane and other small commercial estates in the area. Proposed further development of retail and commercial enterprises in the Llantwit Fardre area would only benefit Developers not the community long-term - there would be no long-term community benefit. Totally Unacceptable.

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The area is in a flood plain - there is evidence of major flooding in the fields opposite our properties and from the local stream at the bottom of Crown Hill - detriment for emergency access and undermining is prevalent. Unacceptable

Walking and access to community services (public transport, trains, shops, etc) is extremely adverse notwithstanding the construction of new single carriage way. Unacceptable.

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The land south of our property and Chandlers Reach is evidently contaminated with waste materials (allegedly fly-ash and other non-inert debris) - some material has been removed by Costain to make way for constructing the new road. Unacceptable.

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In terms of Environmental protection, there are several designated Sites of Importance for Nature Conservation (SINC Nos: 143, 136 and 137 located on the proposed Alternative Site Nos: 92, 94 and 95). Further residential and commercial development in these areas would have adverse long-term impact on our grass lands, wild life and tree species of which we must all help to protect. Totally unacceptable.

Item Question Reply Soundness Tests

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

The objectives put forward are fundamental, sensible and reasonable and above all else, by agreeing with them and rejecting the proposed change to the LDP for alternative sites 91, 92, 94 and 95, they will help sustain ling-term benefits for Llantwit Fardre, Pontypridd.

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- 2. When the new road becomes operational it is going to take up considerable area within and across the boundaries of the Alternative Sites 91, 92, 94 and 95. Development of more residential and more commercial enterprise capacity on These sites will inevitable mirror the congestion of the current A473 everybody must understand this scenario adverse traffic congestion and limited access will inevitably develop if these Alternative Sites are allowed to develop.
- 3. RCT Local Planning have rejected the Candidate Sites for solid and sensible long-term reasons: poor access, flooding and all four Alternative Sites 91, 92, 94 and 95 would be detriment to SINC sites 134, 136, 137 why are we allowing developers to destroy woodlands and grasslands and the wildlife who require these for survival.
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# Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Item Question

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Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of		'CE NO FR' Add'I SA/SE	— — .	cil Officer	Recommendation	Response
4341.A3			0	М	Yes	430 🗌					
Document:				Site: 911/ASN	094 Land at Ys	trad Barwig	Isaf			PEX Sessi	ion:
Policy:			Мар:			ls	ssue:				
Summary:											
Item Qu	estion										Representation Text
1 3 -	4 Support (Yes) or object	t (No) to incl	of site?								
wo The Pro be It is The	ail Isaf and Chandlers Reach. In the series are many vacant office and oposed further development of nefit. Totally Unacceptable.  Is not a Brownfield site and regarder area is in a flood plain - there dermining is prevalent. Unacceptable.	ms of long ter I small worksh retail and cor eneration of re	m planning an lops available nmercial enter estimates	d beneficial gain to for small and mediu prises in the Llantw commercial enterpr	our community - um enterprises k it Fardre area w ise in the area is	it is asinine ocated at Tre ould only be a not an issu	to say the leadeforest Industrinefit Developede. Unaccepta	ast. Totally Una rial Estate, Coe ers not the con able.	acceptable. edcae Lane a nmunity long	and other small comm -term - there would be	nercial estates in the area. no long-term community
Wa	alking and access to communit	ty services (pu	ıblic transport,	trains, shops, etc) i	s extremely adv	erse notwith	standing the c	construction of	new single c	arriage way. Unaccep	otable.
An	y further residential and/or com	nmercial build	ings in this are	ea would create eye	sores. Unaccep	table.					
	e land south of our property and y for constructing the new road			ntly contaminated w	ith waste materi	als (allegedl	y fly-ash and o	other non-inert	debris) - sor	me material has been	removed by Costain to make
Fu	rther residential and commerci	al developme	nts on these A	Iternative Sites wou	ıld reduce agricı	ultural land.	Unacceptable	Э.			
95)	erms of Environmental protecti ). Further residential and comi acceptable.	ion, there are mercial develo	several desigr opment in thes	nated Sites of Impore e areas would have	tance for Nature adverse long-te	Conservation	on (SINC Nos n our grass la	s: 143, 136 and ands, wild life a	I 137 located nd tree spec	d on the proposed Alte sies of which we must a	ernative Site Nos: 92, 94 and all help to protect. Totally

Reply

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

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Rep'n No	Accssn No Date Lodged	Late? Source	Туре Мос	de Status Modified	TREAT Petition of	_	NO FRTHR EVID. SA/SEA Repr Co	uncil Officer	Recommendation	Response	
4341.A4			0	М	Yes	430 🔲 🗀					
Document:				Site: 910/ASN0	95 Land at Ys	trad Barwig Isaf			PEX Session:		
Policy:			Мар:			Issue:					
Summary:											
Item Ques	==-===================================									Representation Text	į

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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) EVIDENCE NO FRTHR EVID. TREAT in parts Add'l SA/SEA Repr Council Officer Recommendation Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of Response 2 5 Why Incl/Excl of site improves soundness? The objectives put forward are fundamental, sensible and reasonable and above all else, by agreeing with them and rejecting the proposed change to the LDP for alternative sites 91, 92, 94 and 95, they will help sustain ling-term benefits for Llantwit Fardre. Pontypridd. Our reasons for making these objections are: 1. The A473 is shrouded by the villages from Power Station Hill to Cross-Inn. It is an extremely busy road and we are all aware of the traffic congestion particularly created by HGV traffic. The new road that will by-pass these villages (not shown on the Alternative Site maps) has no additional routes in/out of these villages. This current scenario is not going to help alleviate traffic congestion in terms of access to/from people's homes and to small and medium enterprises scattered in and among these villages. 2. When the new road becomes operational it is going to take up considerable area within and across the boundaries of the Alternative Sites 91, 92, 94 and 95. Development of more residential and more commercial enterprise capacity on these sites will inevitable mirror the congestion of the current A473 - everybody must understand this scenario - adverse traffic congestion and limited access will inevitably develop if these Alternative Sites are allowed to develop. 3. RCT Local Planning have rejected the Candidate Sites for solid and sensible long-term reasons; poor access, flooding and all four Alternative Sites 91, 92, 94 and 95 would be detriment to SINC sites 134, 136, 137 - why are we allowing developers to destroy woodlands and grasslands and the wildlife who require these for survival. 4. To allow development on the proposed Alternative Sites would be asinine and simply a retrograde step in terms of good sensible planning. Allowing developer to cram in as many houses as they can in small areas simply adds long-term traffic congestion to our roads and limits access to amenities. In terms of commercial enterprise capacity, we should take note of how the USA plan their industrial site development, they simply keep these developments in one area (Treforest Industrial Estate is a good example) - it makes good logistical sense to keep Commercial Enterprise away from residential development. 4342.A1 S Document Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text No 1 3 - 4 Support (Yes) or object (No) to incl of site? lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development.

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Item Question

By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.

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Reply

Soundness Tests

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4343.A1 S М Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. Item Question **Soundness Tests** Reply 2 5 Why Incl/Excl of site improves soundness? By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC. 4344.A1 S M Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. Item Question **Soundness Tests** Reply

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Soundness Tests

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4345.A1 S М Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC. 4346.A1 S М Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No The roads are very dangerous here.

2 5 Why Incl/Excl of site improves soundness? It provides proof that the CIS works.

Item Question

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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4347.A1			S	М						
Document:				Site: 1172/ASI	D008 SSA 10.7	7 - Land at Gwern Heul	og, Coed Ely		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion		- — — — —							Representation Text
13-4 Myd	Support (Yes) or object laughter and son-in-law live in	` '		a death trap.		1	No			
Item Questio						Reply				Soundness Tests
2 5 It will	Why Incl/Excl of site in remove an accident waiting	•	dness?							
4348.A1			S	М						
Document:				Site: 1172/ASI	D008 SSA 10.7	7 - Land at Gwern Heul	og, Coed Ely		PEX Session:	
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Item Ques	 stion									Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?			1	No			
l agre resid		01, i.e. Acces	s and egress o	f the site would plac	ce an increased	burden on an already o	langerous acces	ss point and w	ould have a detrimental affec	et on the lives of existing
SSA	10.7, would form an unnece	ssary intrusio	on into the Oper	n Countryside, in an	area that has all	ready seen a lot of dev	elopment.			
By de	eleting SSA 10.7 it would sh	ow that the L	DP is being for	med via a robust an	d credible evide	nce base.				
Item Questio						Reply				Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?							

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By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC.

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4349.A1 S М Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. Item Question **Soundness Tests** Reply 2 5 Why Incl/Excl of site improves soundness? By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC. 4350.A1 S M Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. Item Question **Soundness Tests** Reply

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4351.A1 S М Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base. Item Question **Soundness Tests** Reply 2 5 Why Incl/Excl of site improves soundness? By adding AS(D)8 ... SSA 10.7 to the Deletions Register, indicates that the community involvement scheme works and is adhered to by RCTCBC. 4352.A1 S M Document: Site: 1172/ASD008 SSA 10.7 - Land at Gwern Heulog, Coed Ely PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? lagree with representation 566.D1, i.e. Access and egress of the site would place an increased burden on an already dangerous access point and would have a detrimental affect on the lives of existing residents. SSA 10.7, would form an unnecessary intrusion into the Open Countryside, in an area that has already seen a lot of development. By deleting SSA 10.7 it would show that the LDP is being formed via a robust and credible evidence base.

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12/11/2009 Page 1948 of 2323

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Rep'n No	Accssn No	Date Lodged	Late?	Source Type	Mode Statu	us Modified	TREAT Petition of		-	-	HR EVID. A Repr Cour	ncil Officer	Recommendation	Response
4353.A1				0	N	1			ŀ	/				
Document:					S	Site: 1020/ASN	N101 Land at N	laes y Dde	erwen				PEX Session:	
Policy:				Ма	p:				Issue:					
Summary:														
Item Que	estion													Representation Text
2. / 3. <sup>-</sup> 4. <sup>-</sup> 5. <sup>-</sup> 6. I	Site not within Aberffrwd Roa The local scho The sewers ar The sites are \$ Parc Aberpen	d has no paver	ce of bus ments ar ort an inc area wil ent wood o the pec	s/train therefore and the road is corease in pupil I not support a lands and propole of Mounta	very narrow in the very narrow in the color of the color	n parts only all sure of Newton in housing. es, e.g. bats.	pable of support lowing one car t wn School, man s not housing.	o pass at a	a time.			arw School.		
Item Questi	 ion								Reply					Soundness Tests

Why Incl/Excl of site improves soundness? 2 5 Maintain the SINC.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accs	sn No	Date Lo	dged	Late? S	Source	Туре Мо	ode Status Mod		TREAT tition of				HR EVID. A Repr Co	uncil C	Officer	Recommendation	Response
4353.A2							0	М					<b>V</b>					
Document:								Site: 10	99/ASS054	Land at N	Maes y Dde	erwen,	Aberffrwd	I			PEX Session:	
Policy:							Мар:					Issue:						
Summary:																		
Item Qu	estion																	Representation Text
2. 3. 4. 5. 6.	Site not Aberffrw The loca The sew The site: Parc Ab	within v d Road I schoo ers and s are Si erpenn	valking denoted has no learnoted gullies NC with arrwas g	pavem suppo in the a ancier liven to	nents and rt an incr area will r nt woodla	the roa ease in not supp ands an	erefore the ad is very a pupils du port any in d protecte	e highways are narrow in parts ue to closure of nocrease in housed species, e.g. Ash for leisure ant.	only allowing Newtown Sch sing bats.	one car t	to pass at a	a time.			garw Sc	hool.		
Item Quest	ion			<del></del>					- — — — —			Reply						Soundness Tests

Why Incl/Excl of site improves soundness? 2 5

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Filtered to show: (All representation	ns)					
Rep'n No Accssn No Date Lodg	ed Late? Source Type Mod	TREAT de Status Modified Petition of		THR EVID. A Repr Council Officer	Recommendation	Response
4353.A3	O	М				
Document:		Site: 865/ASN102 Mountain	Ash General Hospital		PEX Session:	
Policy:	Мар:		Issue:			
Summary:					·	
Item Question						Representation Text
<ol> <li>Site not within walking dist</li> <li>The local school now has p</li> <li>The hospital sewers now a</li> <li>The site has ancient wood</li> </ol>	oupils from Newtown school (re are not adequate during heavy land and protected species de	highways are not capable of support ecently closed) therefore cannot according they overflow into the woods and eclared a SINC site. ceiber people and miners and should	ommodate a big increase indicate disinfectant can be smelle	n pupils. ed! Therefore new housin		
Item Question			Reply			Soundness Tests
2 5 Why Incl/Excl of sit Maintain the SINC.	e improves soundness?					
4354.A1	S	М				
Document:		Site: 1020/ASN101 Land at	Maes y Dderwen		PEX Session:	
Policy: Summary:	Мар:		Issue:			
Item Question						Representation Text
The proposed development vaffect a number of protected	species, slow-worms, commor pment of the sites would be co	of semi-natural ancient woodland w n lizards, adder, various species of b ntra to the current LBAP. There is n	oat, bluebell, wood anemone no infrastructure to carry the	e, possibly door-mice (this	s list is not exhaustive) various	ferns and bryophytes,
	g development. The developm	Tork Would doorloy a Hambor or value	able recreational sites.			

2 5 Why Incl/Excl of site improves soundness?

The exclusion will allow the retention of valuable semi-natural ancient woodland, bluebell woods etc. Europe-wide bluebell woods, are an extreme rarity. The sites provide (along with adjacent woodland that I own) a valuable local recreational resource, a valuable SINC and habitat for endangered/protected species.

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Soundness Tests

Therea to snow.	(All representations)				TREAT EVIDENCE NO FR	THR EVID.			
Rep'n No Acc	cssn No Date Lodged	Late? Source	ce Type Mode	Status Modified	Petition of in parts Add'l SA/SE	EA Repr Council	Officer	Recommendation	Response
4354.A2			S	М					
Document:				Site: 865/ASN	1102 Mountain Ash General Hospital			PEX Session	:
Policy:			Мар:		Issue:				
Summary:									
Item Question	1								Representation Tex
hiheus ar	nd fungi. The developm	ent of the sites	would be con	tra to the current LB	ous species of bat, bluebell, wood anemor BAP. There is no infrastructure to carry the number of valuable recreational sites.				
				<u> </u>					
Item Question		. — <u> </u> — —			Reply		— — — - 		Soundness Test
Item Question 2 5 The exclu	Why Incl/Excl of site in usion will allow the reten	nproves sound	Iness?	ancient woodland, I		l woods, are an e	ktreme rarit	y. The sites provide (al	
Item Question 2 5 The excluthat I own	Why Incl/Excl of site in usion will allow the reten	nproves sound	Iness?	ancient woodland, I	Reply bluebell woods etc. Europe-wide bluebel	I woods, are an e:	ktreme rarit	y. The sites provide (al	
Item Question 2 5 The excluthat I own	Why Incl/Excl of site in usion will allow the reten	nproves sound	Iness? e semi-natural e, a valuable \$	ancient woodland, l SINC and habitat for	Reply bluebell woods etc. Europe-wide bluebel		ktreme rarit	y. The sites provide (ale	ong with adjacent woodland
2 5 The excluthat I own	Why Incl/Excl of site in usion will allow the reten	nproves sound	Iness? e semi-natural e, a valuable \$	ancient woodland, l SINC and habitat for	Reply bluebell woods etc. Europe-wide bluebel r endangered/protected species.		ktreme rarit		ong with adjacent woodland
Item Question 2 5 The excluthat I own 4354.A3 Document:	Why Incl/Excl of site in usion will allow the reten	nproves sound	Iness? e semi-natural e, a valuable \$	ancient woodland, l SINC and habitat for	Reply  bluebell woods etc. Europe-wide bluebel r endangered/protected species.		ktreme rarit		
Item Question  2 5 The excluthat I own  4354.A3 Document: Policy:	Why Incl/Excl of site in usion will allow the retennn) a valuable local recrea	nproves sound	Iness? e semi-natural e, a valuable \$	ancient woodland, l SINC and habitat for	Reply  bluebell woods etc. Europe-wide bluebel r endangered/protected species.		ktreme rarit		ong with adjacent woodland

2 5 Why Incl/Excl of site improves soundness?

Item Question

The exclusion will allow the retention of valuable semi-natural ancient woodland, bluebell woods etc. Europe-wide bluebell woods, are an extreme rarity. The sites provide (along with adjacent woodland that I own) a valuable local recreational resource, a valuable SINC and habitat for endangered/protected species.

n Reply Soundness Tests

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## Rhondda Cynon Taf County Borough Council Local Development Plan

		by. Represe	ination 140									
Filtered to sh	now: (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mo	ode Status Modified	TREAT Petition of	EVIDENCE NO I in parts Add'l SA/		ıncil Officer	Recommendation	Response		
4355.A1			0	М								
Document:				Site: 1173/ASE Cwmbach	0009 NSA 9.9	- Remainder of Ynyscy	non Farm,		PEX Session:			
Policy:			Мар:			Issue:						
Summary:												
Item Ques	stion						- — — — —			Representation Text		
1 3-4	Support (Yes) or object	ct (No) to inc	of site?			1	No					
Lobie	ect to the inclusion of the abo	ove site in the	I DP for futur	re development re- ren	noval of coal ting	s and change of use of	land from oper	agricultural la	and or 'Green Wedge Spac	ce' into future housing		

I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housin development for the following reasons:

Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

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C2 It does not have regard to National Policy on Green Wedge Land

C3 It does not have regard to the Wales Spatial Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	o Ad	ccssn No Date	Lodged	Late? S	Source	Туре Мо	ode Status Modified	TREAT Petition of	EVIDENCE NO FF in parts Add'l SA/S	—	ncil Officer	Recommendation	n Response	
4356.A1						0	M							
Documer	nt:						Site: 1173/AS Cwmbach	SD009 NSA 9.9	- Remainder of Ynyscyn	on Farm,		PEX Ses	ssion:	
Policy:						Мар:			Issue:					
Summary	<i>/</i> :													
Item C	Questio	n											Representation T	Γext
1 3	3 - 4	Support (Yes	) or object	t (No) to i	ncl of s	ite?			No	0				
E a d T z C	Damage addition develope The Irrevence before before with the cone before we will be the cone before the cone before the cone with the cone before the cone b	of added traffic ment (source: na versible Damage tween the settler ch/Aberdare car edges: the Natio	Wellbeing and dome ational state to this dement of Almal road. Conal Policy	of popula estic nois atistics on esignated bernant w Generally y Context	se in are nline) d 'Gree which pr used fo t outline	ea is not a n Wedge ovides a or most of s in the V	acceptable to reside Area' which will alte resource of outstand f the 20th century at I Vales Spatial Plan: "	nts in this community and deprive the ling natural beaute east. As outlined An innovated skill	unity. Respiratory disease Space for Living enjoye y where residents walk, u in the RCT LDP includin led area offering a high of	e id the third land d by local peopuse for accessing the National Aquality of life-into	rgest killer in one of the properties on the properties of the pro	Wales which would be posed site over the lass well worn trails to the vernment objectives distinctively Welsh."	last century. The area is a buffer	
C	controlle	ed expansion to	assist in s	safeguard	ding the	countrysi	ide from encroachme	ent" the land prop	osed as an Alternative s	ite for developr	nent is a 'Gre	en Wedge site' and	d is identified as such in the eopen nature of the land.	
Т	Taff mea	ans large areas	of the valle	ey floors	arė pro	ne to floo	oding, especially alor	g river frontages		ent has occurre			environment of Rhondda Cynon streams and rivers while	
5	Sustaina	ability issues and	d over dev	velopmer	nt of the	settleme	ent putting pressure o	n transport and lo	ocal authority amenities a	and infrastructu	re including s	chools and existing e	estates.	

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn No Date Lo	odged Late? Source	Гуре Моде	Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.		cer Recommendation	Response		
4357.A1		0	М							
Document:			Site: 1173/AS Cwmbach	D009 NSA 9.9	- Remainder of Ynyscynor	n Farm,	PEX Session:			
Policy:		Мар:			Issue:					
Summary:										
Item Question								Representation Text		
1 3 - 4 Support (Yes) o	or object (No) to incl of s	te?			No					
I object to the inclusion of t development for the follow		of for future	development re: rei	moval of coal tips	s and change of use of lan	d from open agricultura	al land or 'Green Wedge Spac	ce' into future housing		
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Summary:

## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sh	ow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? S	Source Type	Mode Status M	TREAT lodified Petition of	EVIDENCE in parts Ad	E NO FRTH d'I SA/SEA	cil Officer	Recommendation	Response
4358.A1			0	М						
Document:				Site: 1 Cwmb	173/ASD009 NSA 9.9 - pach	- Remainder o	PEX Session:			
Policy:			Мар	o:		Issu	ıe:			

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

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REPRES	ENTATION DETAIL	y: Repres	entation No		Rnona	Rhondda Cynon Tar County Borough Council Local Development Plan					
Filtered to s	show: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Sou	ırce Type Mod	e Status Modified F	TREAT EVIDENCE NO FRT Petition of in parts Add'l SA/SEA	THR EVID. A Repr Council Officer	Recommendation	Response			
4359.A1			0	М							
Document:				Site: 1173/ASD009 Cwmbach	9 NSA 9.9 - Remainder of Ynyscynon	Farm,	PEX Session:				
Policy:			Map:		Issue:						
Summary:											
Item Que							, <u> </u>	Representation Text			
1 3 - 4	4 Support (Yes) or object	ct (No) to inc	l of site?		No						
	ject to the inclusion of the aborelopment for the following rea		e LDP for future	development re: remova	al of coal tips and change of use of land	d from open agricultural la	and or 'Green Wedge Spac	ce' into future housing			
add	· ·	nestic noise	in aréa is not ad	•	nd noise pollution from removal of large this community. Respiratory disease in		, ,	, ,			
					deprive the Space for Living enjoyed batural beauty where residents walk, use						

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/	— — .	cer Recommendation	Response
4360.A1			0	М					
Document:				Site: 1173/ASE Cwmbach	0009 NSA 9.9	- Remainder of Ynyscynon	ı Farm,	PEX Session	on:
Policy:			Мар:			Issue:			
Summary:									
Item Que	estion								Representation Text
1 3 - 4	4 Support (Yes) or object	t (No) to incl	of site?			No			
	ject to the inclusion of the aborelopment for the following rea		e LDP for future	development re: ren	noval of coal tip	s and change of use of lan	d from open agricultura	al land or 'Green Wedge S	pace' into future housing
add	mage to Health and Wellbeing dition of added traffic and dom relopment (source: national sta	estic noise i	in aréa is not ad	•		9		9	
zon Cwi gred bala	en wedges: the National Polic	bernant which Generally use by Context out pressures a	ch provides a re ed for most of t utlines in the Wa and further main	source of outstandir ne 20th century at lea les Spatial Plan: "Ar ain quality of life" an	ng natural beaut ast. As outlined n innovated skill d 'Promote reso	y where residents walk, us in the RCT LDP including ed area offering a high qua ource efficient settlement p	te for access on foot act the National Assembly ality of life-international patterns to minimise rui	cross well worn trails to the Government objectives for yet distinctively Welsh." A ral land take up" and also to	golf course and r the local designation of local Iso to 'Promote more o Manage urban form through

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KEPKESE	NIATION DETAIL	by: Represe	entation No			Knondda Cynon Tai County Borough Council Local Development Plan						
Filtered to sho	ow: (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	—	Officer	Recommendation	Response		
4361.A1			0	М								
Document:	cument:				Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, Cwmbach							
Policy:			Мар:			Issue:						
Summary:												
Item Ques									<u> </u>	Representation	Text	
1 3 - 4 Support (Yes) or object (No) to incl of site?						No						
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12/11/2009 Page 1959 of 2323

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Filtered to s	show: (All re	presentations)								
Rep'n No	Accssn No	Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		r Recommendation	Response
4362.A1				0	М					
Document:					Site: 861/ASN	1009 Site A opp	osite Parc Newydd Farm,	Grovers	PEX Session	:
Policy:				Map:			Issue:			
Summary:								·		
Item Que	estion									Representation Text
1 3 - 4	4 Suppo	ort (Yes) or obje	ct (No) to incl of	f site?			No			
		usion of the abo the following rea		DP for future	development re: re	moval of coal tips	and change of use of land	from open agricultural	and or 'Green Wedge Spa	ace' into future housing
add dev The zon Cwn gree bala con Cyr	dition of addervelopment (so et lirreversible I he between the windows and the windows and the windows and development of the windows and development of the windows and willing the windows and willing the windows and willing the windows and willing the willing the willing willing the willing willing the willing will willing willing will will willing willing will will will will will will will wil	d traffic and donurce: national standard to this described and continued	nestic noise in a atistics online) designated 'Gre Abernant which Generally used cy Context outling pressures and safeguarding that (1991-2006)	een Wedge A provides a re I for most of th nes in the Wa I further maint he countryside ENVP2-'Gre	ceptable to resider area' which will alter asource of outstandi are 20th century at le ales Spatial Plan: "A ain quality of life" a e from encroachme en Wedges' Numb	and deprive the sing natural beauty east. As outlined it in innovated skille and 'Promote reso ent' the land proport 4. Within these	where residents walk, use in the RCT LDP including the d area offering a high qual	y local people on the pr for access on foot acro ne National Assembly G ity of life-international yeuterns to minimise rural for development is a 'G nly be permitted which on	pposed site over the last consistency opposed site over the last consistency overnment objectives for the distinctively Welsh." Also land take up" and also to the distinctively welsh is idless not prejudice the operation.	entury. The area is a buffer of course and ne local designation of local to to 'Promote more Manage urban form through entified as such in the n nature of the land.
Taff	f means large	areas of the va	lley floors are p	rone to floodi	ng, especially along	g river frontages v	yhere ribbon development l dant wildlife and trees and	has occurred'. Also con		
Sus	stainability iss	ues and over de	evelopment of th	ne settlement	putting pressure or	n transport and lo	cal authority amenities and	infrastructure including	schools and existing estate	es.
	mage in the lo port/promote		Open Nature of	the land and o	continued need for	environmental imp	provement/protection to pro	otect the unique and nat	ural beauty and heritage w	hich in turn will
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#### Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status Modified	TREAT Petition of	EVIDENCE No in parts Add'l S	-		cil Officer	Recommendation	Response
4363.A1			0	М							
Document:				Site: 1173/AS Cwmbach	SD009 NSA 9.9	- Remainder of Ynys	scynon F	arm,		PEX Session:	
Policy:			Мар	D:		Issue:					
Summary:											
Item Ques	 stion										Representation Text
1 3-4	Support (Yes) or object	ct (No) to	incl of site?				No				
Lohie	ect to the inclusion of the abo	we site i	n the LDP for	future development re: re	emoval of coal ting	s and change of use	of land	from onen a	oricultural la	nd or 'Green Wedge Space	e' into future housing

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type I	Mode Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l S			Officer	Recommendation	Response
4364.A1			0	М							
Document:				Site: 1173/ASE Cwmbach	0009 NSA 9.9	- Remainder of Ynys	cynon F	arm,		PEX Session:	
Policy:			Мар:	:		Issue:					
Summary:											
Item Ques	stion										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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4365.A1 S М Document: Site: 1173/ASD009 NSA 9.9 - Remainder of Ynyscynon Farm, PEX Session: Cwmbach Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No

We support the deletion of this from LDP.

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Item Question

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Representation Text

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4366.A1			S	М					
Document:				Site: 1173/ASI Cwmbach	0009 NSA 9.9	- Remainder of Ynyscynon	Farm,	PEX Session:	
Policy:			Мар:			Issue:			
Summary:									

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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4367.A1		S	M										
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Policy:		Мар:			Issue:								
Summary:													
Item Question	 1							Representation Tex	٤t				
1 3 - 4	Support (Yes) or object (No)	) to incl of site?			No								

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

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Policy:	Map:	Issue:						
Summary:								
Item Que	uestion			Representation Tex				
1 3 - 4	- 4 Support (Yes) or object (No) to incl of site?							
	bject to the inclusion of the above site in the LDP for future development re: removal of evelopment for the following reasons:	coal tips and change of use of land fro	m open agricultural land or 'Gre	en Wedge Space' into future housing				
add	amage to Health and Wellbeing of population adjacent to site due to air pollution and no Idition of added traffic and domestic noise in area is not acceptable to residents in this evelopment (source: national statistics online)	,	9					
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development (source: national statistics online)

#### 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 NO FR' in parts Add'l SA/SE	—	ncil Officer	Recommendation	Response
4369.A1			S	M						
Document:				Site: 1173/ASE Cwmbach	0009 NSA 9.9	- Remainder of Ynyscynor	n Farm,		PEX Session:	
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,	ect to the inclusion of the abo elopment for the following rea		OP for future	development re: ren	noval of coal tip	s and change of use of lar	nd from open	agricultural la	nd or 'Green Wedge Space'	into future housing
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#### Rhondda Cynon Taf County Borough Council Local Development Plan

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4370.A1			S	М							
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Item Ques	tion									Represe	ntation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?			No					
,	ct to the inclusion of the abo opment for the following rea		LDP for future	development re: re	emoval of coal tips	s and change of use of la	nd from open agr	icultural lar	nd or 'Green Wedge Sp	ace' into future housing	

Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development – 'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of way. Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.

C2 It does not have regard to National Policy on Green Wedge Land

C3 It does not have regard to the Wales Spatial Plan

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

	by.	rtoprodoi	illation 140			······································							
Filtered to sh	now: (All representations)												
Rep'n No	Accssn No Date Lodged L	.ate? Sour	rce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		il Officer	Recommendation	Response			
4371.A1			S	М									
Document:				Site: 1173/ASI Cwmbach	0009 NSA 9.9	- Remainder of Ynyscynd	n Farm,		PEX Session:				
Policy:			Мар:			Issue:							
Summary:													
Item Ques	 stion									Representa	ation Text		
1 3-4	Support (Yes) or object (	(No) to incl	of site?			No							

I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:

Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development – 'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of way. Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

P1. Below – consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.

C2 It does not have regard to National Policy on Green Wedge Land

C3 It does not have regard to the Wales Spatial Plan

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mode	Status Modified	TREAT Petition of	EVIDENCE in parts Add'l	-		ocil Officer	Recommenda	tion	Response
4372.A1			S	М								
Document:				Site: 1176/AS Street, Godre	D012 NSA 9.10 aman	- Land to the en	d of Godrea	man		PEX	Session:	
Policy:			Мар:			Issue:						
Summary:												
Item Ques											. — — — –	Representation Text
1 3 - 4							No					
	ess to the site would be diffic s area would only add to it.	cult and could	cause congesti	on problems in Go	dreaman Street.	There is already	congestion p	problems (	on the roads	leading to Cwma	man, further	housing developments
I wou Road	uld also raise the concern oved.	er school prov	ision and their	ability to accommo	odate more pupils	given the propo	sed new site	e at the for	mer Abercwr	nboi Rugby Club	field and the	developments in Farm
lam	aware of extensive land clea	arance behind	the Farrel Stor	e should this land l	be used eventually	y for housing this	would comp	oound the	oroblem.			
4373.A1			0	М								
Document:					D017 NSA 9.4 - ed land rear of Bir		e old brickw	orks, old		PEX	Session:	
Policy:			Мар:			Issue:						
Summary:												
Item Ques											. — — — –	Representation Text
1 3 - 4							Yes					
Repr	resentation 2027.10D appea	ars to cast do	ubt upon the de	liverability of the fo	recast housing nu	umbers set again	st the above	candidate	e/allocation.			
The	statement makes erroneous	claims in that	"50% of the old	d brickworks is der	nsely covered with	n trees" suggesti	ng the plan r	numbers m	ay be compr	omised.		
This	is not the case as can be se	en from the a	ttached photogi	raphs taken 26th F	ebruary 2007.							
lt is c	clear also site 248 is well sui	ted for linked	development a	nd also not restrict	ed by the presence	ce of trees.						
 Item Questio			· — — — ·			Reply					. — — — –	Soundness Tests
2 5	Why Incl/Excl of site in	nproves soun	dness?									
Fyist	ting consents demonstrate th	ne housing nu	mhers envisage	ed can beachieved	t in accordance w	ith the relevant s	rategies					

Development of the brickworks accords with policy from redevelopment of brownfield land.

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Filtered to show: (All representations)

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

EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4373.A2 S M Document: Site: 1181/ASD017 NSA 9.4 - Site including the old brickworks, old PEX Session: dairy and tipped land rear of Birchwood Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Yes WDL Homes Ltd support the inclusion of site ID 416, the land south of Llwydcoed Road.

The site is previously allocated for housing in the adopted Cynon Valley Local plan encompassing both brickworks and old dairy.

The site forms part of allocation NSA 9.4.

Full planning consent exists upon the brickworks for 99 dwellings. Outline consent exists on the dairy.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The brickworks land is subject to a full planning consent (06/1564/10) for 99 dwellings, conditions currently being discharged to permit start spring 2010.

Unit number to plan demonstrated.

Additional units available on land south of Birchwood which is accessed via brickworks (10 dwellings).

Sites 'can' deliver housing numbers to plan.

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Rhondda Cynon Taf County Borough Council Local Development Plan REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4373.A3 S М Document: Site: 1181/ASD017 NSA 9.4 - Site including the old brickworks, old PEX Session: dairy and tipped land rear of Birchwood Policy: Map: Issue: Summary: Representation Text Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Yes WDL homes Ltd support the inclusion of the Candidate Site ID 248, the land to the south of Birchwood. The subject parcel adjoins the old brickworks and can be accessed to form a natural extension of an approved housing scheme. The existing green corridor along the watercourse will be protected (TPO 72). The land will contribute to the identified numbers providing circa 10 dwellings given contour and extg trees. WDL Homes have an interest in the development of this site. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? The brickworks land is subject of a full planning consent (06/1564/10) for 99 dwellings and is to be developed by WDL Homes during 2010. Site 248 being adjacent forms a natural extension and delivers a furtehr 10 units (S.T.P.) being accessible via the brickworks. Both sites contribute to identified housing numbers. Units 'can' be delivered. 0 М Yes 45

4374.A1

Document: Site: 1192/ASD028 SSA 10.4 - Bryngolau, Tonyrefail PEX Session:

Policy: Map: Issue:

Summary:

Item Question Representation Text

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

We the tenants and residents of Bryngolau, wish to object to a new access road leading to a new development at the rear of 101 Bryngolau.

We wish to oppose on the following grounds:

- 1. The narrowness of the approach road with added resident parking. This has in the past created problems, especially with emergency vehicles.
- 2. The increased volume of traffic, and its associated fumes, noise etc.
- 3. Of paramount importance is the safety and wellbeing of children who are resident in the area.
- 4. The playground in close proximity to the proposed access route.
- 5. There are already existing problems with younger drivers and the issue of speed, despite it not being a through road. This would undoubtedly become worse.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified Pe	TREAT etition of		-	-	HR EVID. \ Repr Coun	cil Offi	icer	Recommendation	Response
4375.A1			0	М										
Document:				Site	e: 1022/ASS007	Land at Ha	zel Drive						PEX Session:	
Policy:			Maj	p:				lssue:						
Summary:														
Item Que:		· <del></del>												Representation Text

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

I object to the inclusion of this site for the following reasons:

- 1. There is a public footpath that has been in existence for many years, that runs length ways through the plot.
- 2. The site adjoins a very busy road on a bend where there have been several incidents involving motor vehicles. Regular access to the bend from the plot would probably increase the risk of further incidents happening.
- 3. There are a number of matureoak trees that adjoin and overhang the plot.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	show: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.	— — .	Officer R	ecommendation	Response
4377.A1			0	М				]		
Document:				Site: 1024/AS	S018 Brynna W	/est			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion		· <u>— — — —</u>		_ <u> </u>					Representation Text
[Info	Support (Yes) or object pacity of existing highway (ple prince or sheet below]  e land proposed as an alternated Dewi is a mostly quiet road,	ase see shee	et attached). ne local redeve		,	·		· ·	•	of car ownership is such
whi	t those who are able to utilise ch also require extra space.  umber of properties in the roa reby prohibiting use). As a re-	id are not able	to utilise their	driveways (either t	hrough developn	,	•			,
is a	rking in the road also causes of problem at most times of the ivity which already causes dis	day, and add	litionally, turning	g in the road is imp	ossible in some					
This furtl	allowing development on the p s would not only mean that par her parking difficulties, but wo	rking in the ro uld also caus	ad would be re e further proble	educed in an alread ems for existing res	y problematic sp idents in terms o	ace, but also that the amo f access, an increase in ca	unt of traffic in the i	road would i	ncrease. This increase	e would only cause
I the	ereby object to the proposal of	f this site as a	n alternative to	the Local Develop	ment Plan on the	grounds stated above.				
Item Questi						Reply				Soundness Tests
2 5	Why Incl/Excl of site in	nproves sound	dness?							

CE3 + CE4

Blatant disregard for the problems of existing residents in Heol Dewi.

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CE3+CE4

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show:	(All representations)											
Rep'n No Ad	ccssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE in parts Add'l			ncil Office	er Recom	mendation	Response
4377.A2			0	М								
Document:				Site: 1024/A	SS018 Brynna W	est					PEX Session:	:
Policy:			Мар:			Issue:						
Summary:											<del> </del>	
Item Question	า											Representation Text
Many of	Support (Yes) or object on and Lifelong Learning the schools in the area a nents which would arise f	re already full -	with Brynna P								06 agreement to	o provide for additional
4377.A3			0	М								
Document:				Site: 1024/A	SS018 Brynna W	est					PEX Session:	:
Policy:			Мар:			Issue:						
Summary:							·					
Item Question	า											Representation Text
[Informati	Support (Yes) or object Wildlife (please see atta tion from attached sheet)	ached sheet)		and parts of the war	roodland in Brunna	are known to sure	poort the Dir	mouse [	Ormico are	a fully protoco	etad undar the M	Vildlife and Countryside Act
1981 (as	s amended) and are liste	ed as a Europea	in protected s	pecies under the	Conservation (Nat	ural Habitats) Re	gulations 19	994 (the F	labitat Regu	ulations).		velopment may take place.
Howeve Any new	r, this is subject to specif	fic criteria being	met, one of v	which being that the on the wildlife in	here should be no	detriment to the "	avourable o	onservati				
This obje	ection has therefore beer	n copied to the	Wildlife Cound	il for Wales.							. — — — -	
Item Question						Reply						Soundness Tests
2 5	Why Incl/Excl of site in	nproves soundn	ess?									

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4377.A4 0 Μ Document: Site: 1024/ASS018 Brynna West PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Disturbance (please see attached sheet) [Information from attached sheet]

The residents of Heol Dewi currently benefit from 'quiet emjoyment' of their properties. Any new development in the proposed site would disturb this equilibrium in a number of ways:

Firstly, the houses in the immediate area - particularly those that would back directly on to the proposed site - would suffer loss of privacy and seclusion.

Secondly, if a new development were to be erected on the proposed site, this would increase the noise in the area - not only in construction phases, but also once new residents had settled there.

Thirdly, the position of the site is such that it is higher than the ground at the end of the cul de sac in Heol Dewi. This height factor could cause issues of being overlooked for the residents at that end of the road, thereby consitiuting disturbance.

**Soundness Tests** Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

CE3+CE4

Disregard for the problem encountered by existing residents in Heol Dewi.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4377.A5 0 M Document: Site: 1024/ASS018 Brynna West PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3-4 Support (Yes) or object (No) to incl of site? Means of access to proposed site (please see attached sheet) [Information on attached sheet] The means of access to the proposed site would be half way down Heol Dewi (opposite house number 48). This would not only reduce parking in the road in an already problematic space, but would also increase the amount of traffic passing through the road. This increase would cause further parking difficulties, and also cause further problems for existing residents in terms of access, an increase in carbon and noise pollution, and provide an increased danger for young children and animals. This proposed access therefore does not consider the existing problems experienced by the residents of Heol Dewi, or the welfare of these residents. Soundness Tests Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

CE3+CE4

Disregard for problems already in existence that effect residents in Heol Dewi.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4377.A6 0 M Document: Site: 1024/ASS018 Brynna West PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3-4 Support (Yes) or object (No) to incl of site? Drainage to proposed site. (Please see attached sheet) [Information on attached sheet] The ground in the local area is quite cloggy and drainage in a number of properties is poor. In the lower end of the cul de sac in particular, heavy rainfall over only half a day can cause localised flooding to front and rear gardens - even those that have not been developed - and prolonged rainfall has even greater effect. If a new development were to be sited in he proposed area this could cause a knock on effect to the properties below in relation to surface water run-off. **Soundness Tests** Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

CE3+CE4

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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA	Recommendation	Response
4378.A1			0	М				
Document:				Site: 1100/ASS	S022 Crichton	arm	PEX Session:	
Policy:			Мар:			Issue:		
Summary:							 	
Item Que	stion				- — — — — .		 	Representation Text
1 3 - 4 - Lo	Support (Yes) or objects of mature local habitat.	ct (No) to incl	of site?					
- Im	pact of possible developmen	nt on the local	ity and infrastru	cture.				
- O	ver development of Northern 0	Cwmbach.						
- Im	pact of additional traffic on m	ain and local	distributor roa	ds.				
- Lo	ss of discreet nature of existi	ing developm	ents.					
- Sł	nort/Mid-Term impact of noise	e and disturba	ance during any	y construction phase	e(s).			
Item Questic	on					Reply		Soundness Tests
2 5	Why Incl/Excl of site im	nproves soun	dness?					
	exclusion of the amendments	s should be fo	ounded with refe	erence to:				
P2								
CE1 CE2								
CE3								
CE4								

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

Filtered to show: (All representations)

Fillered to Si	now. (All repres	entations)											
Rep'n No	Accssn No Dat	te Lodged	Late? S	Source Ty	pe Mode	Status Modified	TREAT Petition of		CE NO FRI add'I SA/SE	— — .	ncil Officer	Recommendation	Response
4379.A1					0	M							
Document:						Site: 1100/AS	S022 Crichton	Farm				PEX Session:	
Policy:				N	Лар:			Is	sue:				
Summary:													
Item Que	stion												Representation Text
Dam over Des This Irrev	ect to the inclusion nage to health and several years. truction of local wi land is used for reverable damage to	I well being of light li	ve site in of existing es, squire local restated "Green	LDP for f og residen rels, dorm sidents an een Wedg	uture residuts, i.e. hea nice, voles nd valley re ge Area"	s, bats, huge variety	dust, pollution, he	eavy traffic as lants and tree	es. There are	e many mature	trees includ	building. This eill continue ling oaks. children i.e. like an adventu	
Item Questic	on — — — —			- — — -				<u> </u>	 ply			· — — — — — —	Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed alternative land for mineral extraction and housing development reinforces the RCTCBC Local Development Green Wedges Topic Paper which states on page 2:

"We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity"

- P1 Below Consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of this site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land.
- C3 It does not have regard to the Wales Spatial Plan.

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Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to si	now: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Sou	ırce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT	HR EVID. A Repr Council Officer	Recommendation	Response
4380.A1			0	М					
Document:				Site: 1100/ASS	022 Crichton	Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	 stion				. — — — — .				Representation Text
Loss Ove Impa Sho	Support (Yes) or object of ability to walk on public for of mature habitat and wildlift development of Northern Coact of traffic on local roads.  It and Mid-Term impact of no also contains species of flora	ootpath that I e (has wildlii wmbach iise and dist	has been used f fe survey been o	construction.					
Item Questic					· — — — — ·	 Reply			Soundness Tests
2 5	Why Incl/Excl of site imusion of amendments should	•							

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

Filtered to	show: (All representation	ons)							
Rep'n No	Accssn No Date Lod	ged Late? Sour	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	THR EVID. EA Repr Council Officer	Recommendation	Response
4381.A1			0	M					
Document:				Site: 1100/ASS	S022 Crichton F	arm -		PEX Session	n:
Policy:			Мар:			Issue:			
Summary:									
Item Qu					- — — — — -			- — — — — — —	Representation Text
1 3 -	4 Support (Yes) or	object (No) to incl	of site?						
	oject to the inclusion of the velopment for the followin		LDP for future	development re: ren	noval of coal tips	and change of use of lar	nd from open agricultural la	and or 'Green Wedge Sp	ace' into future housing
adi de' Thi zor Cw gre bal coi Cy	dition of added traffic and velopment (source: nation ele Irreversible Damage to ne between the settlement with a settlement with a settlement en wedges: the National lanced development to rentrolled expansion to assistant	domestic noise in hal statistics online; this designated 'G t of Abernant which oad. Generally use Policy Context out duce pressures an st in safeguarding oposal (1991-2006	reen Wedge An provides a reed for most of thines in the Wadd further maint the countryside) ENVP2-'Green	ceptable to resident rea' which will alter a source of outstandir ne 20th century at lea les Spatial Plan: "Ar ain quality of life" an e from encroachmer en Wedges' Number	and deprive the ng natural beauty ast. As outlined in innovated skilled 'Promote resot' the land proper 4. Within these	nity. Respiratory disease  Space for Living enjoyed where residents walk, us in the RCT LDP including ed area offering a high quotrce efficient settlement used as an Alternative site areas development will	by local people on the prose for access on foot acro the National Assembly Guality of life-international ye patterns to minimise rural e for development is a 'Gronly be permitted which d	pposed site over the last of ss well worn trails to the government objectives for the distinctively Welsh." Also land take up" and also to een Wedge site' and is it oes not prejudice the ope	century. The area is a buffer olf course and he local designation of local to 'Promote more Manage urban form through lentified as such in the
Tai		e valley floors are i	prone to floodii	ng, especially along	river frontages v	vhere ribbon developmer	nt has occurred'. Also con		
Su	stainability issues and ov	er development of	the settlement	putting pressure on	transport and lo	cal authority amenities ar	nd infrastructure including	schools and existing estat	es.
	mage in the long term to opport/promote tourism.	the Open Nature of	f the land and o	continued need for e	nvironmental im	provement/protection to p	protect the unique and natu	ural beauty and heritage w	hich in turn will
Da	mage to Rights of way. A	ccess issues on fo	oot and by car/o	other vehicles.					
Item Quest	tion					Reply			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

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- C3 It does not have regard to the Wales Spatial Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to	show: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	de Status Modified	TREAT Petition of		CE NO FR1 Add'I SA/SE/	—	ncil Officer	Recommendation	Response
4382.A1			0	М							
Document:				Site: 1100/ASS	S022 Crichton I	arm				PEX Session	on:
Policy:			Мар:			ls	sue:				
Summary:											
Item Qu	estion						· <u> </u>			. — — — — — —	Representation Text
1 3 -	4 Support (Yes) or obje	ct (No) to incl	of site?								
	oject to the inclusion of the ab velopment for the following re-		LDP for future	e development re: rer	noval of coal tips	and change	e of use of lan	d from open a	agricultural la	and or 'Green Wedge S	Space' into future housing
ade	mage to Health and Wellbein dition of added traffic and dor velopment (source: national s	nestic noise ii	n area is not a								
zor Cw gre bal coi	ne between the settlement of a vmbach/Aberdare canal road. een wedges: the National Poli	Abernant which Generally use cy Context out e pressures au safeguarding	th provides a red for most of the thines in the Wand further main the countryside.	esource of outstandir the 20th century at lea ales Spatial Plan: "Ar htain quality of life" an de from encroachmer	ng natural beauty ast. As outlined in innovated skilled in 'Promote reso nt'' the land propo	where resident the RCT Led area offer burce efficier osed as an A	lents walk, us DP including ing a high qua It settlement p Iternative site	the National A ality of life-inter patterns to mile for developn	on foot acros Assembly Go ernational ye nimise rural I nent is a 'Gro	ss well worn trails to the overnment objectives for t distinctively Welsh." A land take up" and also to een Wedge site' and is	r the local designation of local diso to 'Promote more o Manage urban form through identified as such in the
Tat	vironmental Concerns about a ff means large areas of the va noving the coal from tips and	lley floors are	prone to flood	ling, especially along	river frontages v	vhere ribbor	developmen	t has occurred			
Su	stainability issues and over d	evelopment of	the settlemen	t putting pressure on	transport and lo	cal authority	amenities and	d infrastructur	e including s	schools and existing est	ates.
	mage in the long term to the opport/promote tourism.	Open Nature o	of the land and	continued need for e	nvironmental im	provement/p	rotection to p	rotect the unio	que and natu	ıral beauty and heritage	which in turn will
Da	mage to Rights of way. Acces	ss issues on fo	oot and by car	other vehicles.							

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

Filtered to s	how: (All representations)	, .,					•	, .	·
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FR7 in parts Add'l SA/SE.		er Recommendation	Response
4383.A1			0	М					
Document:				Site: 1100/A	SS022 Crichtor	n Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Que	estion								Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?						
	ject to the inclusion of the abo elopment for the following rea		LDP for future	development re: r	emoval of coal ti	ps and change of use of lan	nd from open agricultura	l land or 'Green Wedge Spa	ce' into future housing
add	nage to Health and Wellbeing ition of added traffic and dom elopment (source: national sta	nestic noise in	aréa is not ac						
Tho	Irroversible Damage to this s	locianated 'G	roon Wodgo /	vroa' which will alte	or and donrive th	o Space for Living enjoyed	by local poople on the p	ranged site over the last co	ntury. The area is a buffer

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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Damage to Rights of way. Access issues on foot and by car/other vehicles.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Fillered to s	snow. (All representations)												
Rep'n No	Accssn No Date Lodged	Late? S	Source Type	Mode Status	Modified	TREAT Petition of			NO FRTH SA/SEA		cil Officer	Recommendation	Response
4384.A1			0	M									
Document:				Site	: 1100/ASS0	22 Crichton	Farm					PEX Session:	
Policy:			Мар	:				Issue:					
Summary:													
Item Que	estion												Representation Text
det with 2 con 3. \ 4. I	Support (Yes) or object You are not coinciding with glorimental. It would be nice if a part other people.  The Cwmbach Road is insufficing gestion now at peak periods.  We do not need more houses, this a matter of greed with no congiving, and there are plenty as	bal warn park was cient to ta Also per as there	ning to the envelopment put there for pake more trafficople living in he are plenty for ation for people	c and the roac nouses have two	on the bench I from the bot we to three ca not getting s	hes round the ttom of Aberna ars in their hou old.	park, espo ant to the A sholds, so	ially for 470 sh the traf	elderly pe ould be m fic will be l	eople to get a nade for a dua horrific.	way from th	e boredom of their own home ay, before more houses are b	es, and make contact
Item Questi	ion							Reply					Soundness Tests

Why Incl/Excl of site improves soundness?

Because we will have no respect for you and our trust will be gone, it is on a balance now so prove yourselves to the people of the communities you represent and I mean the majority, this will improve the soundness of the LDP

- 1. Procedural Tests P1, P2
- Consistency Tests C1, C2, C3, C4
   Coherence and Effectiveness Tests CE2, CE4

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

i illered to si	iow. (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	e Status Modified	TREAT Petition of		E NO FRTH Id'I SA/SEA		ncil Officer	Recommendation	Response
4385.A1			S	М							
Document:				Site: 1100/AS	S022 Crichton	Farm				PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:											
Item Que	stion										Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?								
Isup	port the development of this	site as it will r	emove the dis	used coal tips from	the immediate	vicinity of my ho	me; levelling	the area and	d offering mo	ore residential dwellings.	
This	can only be an improvement	for the area o	overall.								
Item Questio	on					Rep					Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The LDP must be to remove all coal tips from the relevant communities so as to benefit all residents.

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

		7 -1					-		•	•
Filtered to sh	ow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE		cil Officer	Recommendation	Response
4386.A1			0	М						
Document:				Site: 1100/ASS	022 Crichton	Farm			PEX Session	:
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion									Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of	site?							
•	ect to the inclusion of the abo lopment for the following rea		OP for future d	evelopment re: rem	noval of coal tip	s and change of use of lar	nd from open a	igricultural la	nd or 'Green Wedge Spa	ace' into future housing
addit	age to Health and Wellbeing ion of added traffic and don lopment (source: national st	nestic noise in a	,			9			, ,	, ,
zone Cwm	rreversible Damage to this of between the settlement of Abbach/Aberdare canal road.	Abernant which p Generally used	provides a resort of the	ource of outstandin 20th century at lea	g natural beaut ist. As outlined	y where residents walk, us in the RCT LDP including	se for access of the National A	on foot acros	s well worn trails to the government objectives for the	olf course and ne local designation of local

Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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Rep'n No	Accssn No Date Lodged	Late? Source 7	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4387.A1			0	М					
Document:				Site: 1100/ASS	022 Crichton F	arm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	tion				- — — — -				Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of si	ite?						
•	ct to the inclusion of the abo opment for the following rea		P for future d	development re: ren	noval of coal tips	and change of use of land	from open agricultural lar	nd or 'Green Wedge Space' i	nto future housing
-									

Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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Soundness Tests Item Question Reply

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Filtered to show: (All representations)												
Rep'n No Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of				HR EVID. Repr Cour	cil Office	r Recom	nmendation	Response
4388.A1		0	М									
Document:			Site: 1100/AS	S022 Crichton	Farm						PEX Sessio	n:
Policy:		Мар:			ı	ssue:						
Summary:												
Item Question												Representation Text
Damage to Health and Wellbeing addition of added traffic and dome development (source: national state and the source). The Irreversible Damage to this descent between the settlement of Ab Cwmbach/Aberdare canal road. Or green wedges: the National Policy balanced development to reduce prontrolled expansion to assist in some Cynon Valley Local Plan Proposal Environmental Concerns about ad Taff means large areas of the valled removing the coal from tips and expansion to the Cynon Valley Issues and over development to the Open Sustainability issues and over d	of population a estic noise in an tistics online) esignated 'Gree pernant which perenally used for Context outline pressures and fafeguarding the I (1991-2006) Edding more probey floors are protections of populations are protected to the state of the s	djacent to site rea is not accen Wedge Ar provides a restor most of the es in the Wale further maintate countryside ENVP2-'Gree plems of drair one to flooding works. And	e due to air pollution ceptable to resident ea' which will alter source of outstanding 20th century at less Spatial Plan: "A ain quality of life" are from encroachment Wedges' Numbing of water and it g, especially along importantly the important estated.	and noise pollits in this communities and deprive the ng natural beauth ast. As outlined in innovated skill and 'Promote resont' the land proper 4. Within these increasing flood in river frontages pact on the abur	Space for L y where resing the RCT l ed area offeource efficie osed as an e areas developed area offeource efficie osed as an e areas developed areas developed areas developed and antividifie	emoval atory disciplination of the control of the c	of large sease id njoyed b walk, use cluding thingh qual ement pative site ent will or er from thopment lees and	amount of n i the third lan y local peop for access ne National A lity of life-inte atterns to mi for developr nly be permi ne developm has occurred	inerals incl gest killer in the on the proportion foot acrossembly Gernational year in the service of the control of the contr	uding coal.  Wales who possed sit ss well wo overnment et distinctive land take een Wedgoes not propagraphy accerns about	Heavy lorries, nich would be e e over the last rn trails to the conjugation of the conjug	machinery and subsequent exacerbated by this  century. The area is a buffer golf course and the local designation of local so to 'Promote more Manage urban form through dentified as such in the en nature of the land.

 Item Question
 Reply
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Soundness Tests

Filtered to show: (All repre	esentations)								
Rep'n No Accssn No D	ate Lodged Late? Sourc	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		Officer	Recommendation	Response
4389.A1		0	М						
Document:			Site: 1100/ASS	022 Crichton Fa	ırm			PEX Session	ː
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
I object to the inclusi development for the Damage to Health a addition of added tradevelopment (source The Irreversible Danzone between the sec Cwmbach/Aberdare green wedges: the N balanced development controlled expansion Cynon Valley Local Environmental Conc Taff means large are removing the coal from Sustainability issues Damage in the long support/promote tout	and Wellbeing of population affic and domestic noise in e: national statistics online) mage to this designated 'Grettlement of Abernant which e canal road. Generally user lational Policy Context outlent to reduce pressures and to assist in safeguarding Plan Proposal (1991-2006 terms about adding more press of the valley floors are pom tips and extensive builds and over development of term to the Open Nature of	adjacent to si area is not ac een Wedge A provides a re d for most of these in the Wad further maint he countryside ENVP2-'Gree oblems of draiting works. And he settlement the land and control of the settlement	te due to air pollution ceptable to resident rea' which will alter a source of outstanding 20th century at lea les Spatial Plan: "Ar ain quality of life" and the from encroachment wedges' Number inage of water and ing, especially along d importantly the imputting pressure on continued need for e	n and noise pollutis in this communicated deprive the Sing natural beauty vast. As outlined in innovated skilled difference resount the land proposer 4. Within these increasing flooding river frontages who act on the abundant transport and local	on from removal of largey. Respiratory disease pace for Living enjoyed where residents walk, use the RCT LDP including area offering a high quarea offering a high quarea san Alternative siticate as an Alternative siticate as development will be about the packet of the	ge amount of mineral id the third largest by local people or see for access on for the National Assemble in the National Assemble is a see for development only be permitted the development on the soccurred'. All digital plants.	als including the proportional yet dise rural landing a 'Green which doesn't the topogon lso concertioning school with the second of the topogon lso concertioning school will be concertified to the second of the topogon lso concertified to the second of the topogon lso concertified to the second of the second	ng coal. Heavy lorries, reales which would be expected site over the last control well worn trails to the grennment objectives for the istinctively Welsh." Also and take up" and also to In Wedge site' and is id as not prejudice the operaphy and water environs about polluting streatmools and existing estate	machinery and subsequent racerbated by this  entury. The area is a buffer off course and ne local designation of local to 'Promote more Manage urban form through entified as such in the n nature of the land.  Inment of Rhondda Cynon arms and rivers while  es.

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Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Mode	Status Modified	TREAT Petition of	EVIDEN in parts				ocil Officer	Recommendation	Response
1390.A1			0	М								
Document:				Site: 1100/AS	S022 Crichton F	arm					PEX Session:	
Policy:			Мар:			ļ:	ssue:					
Summary:												
Item Ques	etion		<del></del>									Representation Text
1 3-4	Support (Yes) or object	t (No) to	incl of site?									
	ave lived in Windermere Ck s area is unthinkable.	ose for 3	8 years in this time v	ve have watched th	e trees and wildl	ife grow in o	our suri	ounding	area. The m	ass destruct	ion this excavation will caus	se to wildlife and people
1391.A1			0	М								
Document:				Site: 1038/AS	S024 Land off T	reharne St	reet				PEX Session:	
Policy:			Мар:			ļ:	ssue:					
Summary:												
Item Ques												Representation Text

Support (Yes) or object (No) to incl of site?

I am very disappointed in the way you are going about in trying to build on every bit of land that seems to be about on every corner planning permission was turned down for the land opp. No. 2 but you never seem to except what is passed.

I have lived in this street all my life 51 yrs played on his green seen my children play on it and hope to see my grandchildren play on it. There are enough houses in the R.C. T, that area empty we don't need to hog up every bit of land.,

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 0 М 4392.A1 Site: 1038/ASS024 Land off Treharne Street Document: PEX Session:

Map: Issue:

Policy: Summary:

Item Question

Representation Text

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

re. The regeneration of land in front of No. 2 treharne Street, Cwmparc.

Please could you let me know whether an environmental study has taken place regarding the above portion of land for which planning permission for regeneration has been sought, and if so where I can see a copy of this study.

There is at least one group of newts resident on this land, and judging from the numbers of bats feeding above this piece of land each evening, there must be a considerable colony in the immediate

I feel it is of the utmost importance that the habitat of these animals in not disturbed, and should be grateful for you comments.

4393.A1 0 М Site: 1038/ASS024 Land off Treharne Street PEX Session: Document:

Policy: Map: Issue:

Summary:

Item Question Representation Text

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

Re: The regeneration of the land in front of No.2 Treharne Street, Cwmparc, Treorchy, CF42 6LH.

I am contacting you in relation to the proposal of a residential property to be built on the above mentioned piece of land.

I believe that this land is inhabited by at least one group of newts as they have been seen in the allotments right next to this piece of land. Also there is a considerable amount of bats flying / feeding over this land too, which indicates there must be a colony around this are.

I would like to know if an environment study has been undertaken on this land and if so, are you able to provide me with a copy of this or advise me where I can obtain a copy. I feel it is imperative that the habitation of these species is not disturbed.

Finally I would also like to add that for generations this piece of undeveloped land has become a meeting point for elderly residents of the surrounding area who has very limited mobility and is also a playing spot for the young children.

Your comments on this matter would be appreciated and I look forward to hearing from you.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FR' in parts Add'l SA/SE	THR EVID. A Repr Council Office.	Recommendation	Response
4394.A1			0	М					
Document:				Site: 1111/AS	S030 Land at 0	Sarth Farm		PEX Session:	
Policy:			Мар:			Issue:			
Summary:		<u></u> - <u></u> -	- <u></u>						
Item Que	stion								Representation Text
1 3-4	Support (Yes) or obje	ct (No) to incl	of site?						
lf lan doct		increased num	ber of people	within village which	will lead to an ind	crease in strain on public	services i.e. Primary Sch	ools, Doctor's Surgery etc (cur	rrently no school or
Acce	ess via the mountain lane - v	ery ppor road	and is already	a dangerous road	without increased	d traffic.			
Ther	e is already problems with o	drainage in Efa	il Isaf. This wi	I majorly add to this	S.				
The	village is a small and lovely	place to live. A	As a new resid	ent to Efail Isaf, our	decision to live i	in the village was because	e of this. If we want to live	in a large village we would ha	ve moved to one.
The	land is at the foot of the Gar	th Mountain an	d is a natural b	eauty. Seems une	ethical to build on	such land.			
Item Questic	on								Soundness Tests
2 5	Why Incl/Excl of site in		lness?						
The	inclusion would not improve	the soundness	s of the LDP.						
4395.A1			0	M					
Document:				Site: 1020/AS	N101 Land at N	laes y Dderwen		PEX Session:	
Policy:			Мар:			Issue:			
Summary:			· <u></u>						
Item Que	stion								Representation Text
1 3-4	Support (Yes) or obje	ct (No) to incl	of site?						
The	Maesydderwen site has alre	eady been dec	lared a site of	mportance for natu	ure conservation	(ASN101)			
The	hospital building should be	utilised in a wa	y as to benefit	the community (Ho	spice possibly) a	and not for housing.			
Pard	Aberpennar should not be	considered du	e to the fact it b	pelongs to the peop	ole of Mountain A	sh.			
Item Questic	n	- — — — —							Soundness Tests
2 5	Why Incl/Excl of site in	mproves sound	iness?						

The exclusion of the three sites would mean that the great amount of wildlife in the area would survive for the community to enjoy. Safeguarding the ancient woodland would mean that the bird life would flourish (There are 30 varieties o birds in these woods). To destroy such woodland is against all government policy regarding global warming and carbon emissions.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered	to show:	(All representations)	, .,								·
Rep'n N	lo Ac	cssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l S.		Officer	Recommendation	Response
4395.A	2			0	М						
Docume	ent:				Site: 865/AS	N102 Mountain A	Ash General Hospita	I		PEX Session:	
Policy:				Мар:			Issue:				
Summa	ry:								 		
Item	Question								 		Representation Text
1	3 - 4	Support (Yes) or object	t (No) to incl o	f site?					 		
	The Mae	sydderwen site has alrea	ady been decla	ared a site of	importance for nat	ure conservation (	(ASN101)				
	The hosp	oital building should be u	tilised in a way	as to benefit	the community (He	ospice possibly) a	and not for housing.				
	Parc Abe	erpennar should not be c	onsidered due	to the fact it I	pelongs to the peo	ple of Mountain A	sh.				
Item Qu	estion						Reply				Soundness Tests
2	The exclu	Why Incl/Excl of site in usion of the three sites workers are 30 varieties o	ould mean tha	t the great am						cient woodland would mean t bon emissions.	nat the bird life would
4395.A	3			0	М						
Docume	ent:				Site: 1099/AS	SS054 Land at M	Maes y Dderwen, Abo	erffrwd		PEX Session:	
Policy:				Мар:			Issue:				
Summa	ry:								 		
Item	Question	<del></del>							 		Representation Text
1	3 - 4 The Mae	Support (Yes) or object sydderwen site has alrea	` ,		importance for nat	ure conservation (	(ASN101)		 		
	The hosp	ital building should be u	tilised in a way	as to benefit	the community (He	ospice possibly) a	and not for housing.				
	Parc Abe	erpennar should not be c	onsidered due	to the fact it I	pelongs to the peo	ple of Mountain A	sh.				

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the three sites would mean that the great amount of wildlife in the area would survive for the community to enjoy. Safeguarding the ancient woodland would mean that the bird life would flourish (There are 30 varieties o birds in these woods). To destroy such woodland is against all government policy regarding global warming and carbon emissions.

Item Question Reply Soundness Tests

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

TREAT EVIDENCE NO FRTHR EVID. Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Re	esponse
4396.A1 O M	
Document: Site: 1020/ASN101 Land at Maes y Dderwen PEX Session:	
Policy: Map: Issue: Summary:	
Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?  The Maesydderwen site has already been declared a site of importance for nature conservation (ASN101)  The hospital building should be utilised in a way as to benefit the community (Hospice possibly) and not for housing.  Parc y Dyffryn should not be considered due to the fact that it belongs to the people of Mountain Ash.	
Item Question Reply	Soundness Tests
2 5 Why Incl/Excl of site improves soundness?  The exclusion of this site would safeguard the wildlife which is in abundance. To destroy this area by building houses would be against all government policy regarding global warming a emissions. All these sites are covered with many ancient trees and the destruction of such woodland would be devastating for the bird life. There are in excess of 27 bird varieties in the 4396.A2	
Document: Site: 865/ASN102 Mountain Ash General Hospital PEX Session:	
Policy: Map: Issue: Summary:	
Item Question	Representation Text
1 3 - 4 Support (Yes) or object (No) to incl of site?  The Maesydderwen site has already been declared a site of importance for nature conservation (ASN101)  The hospital building should be utilised in a way as to benefit the community (Hospice possibly) and not for housing.  Parc y Dyffryn should not be considered due to the fact that it belongs to the people of Mountain Ash.	
rate y 2 ym yr enedda net be eenedd dde ta taa taat taat taat taat taat	

2 5 Why Incl/Excl of site improves soundness?

The exclusion of this site would safeguard the wildlife which is in abundance. To destroy this area by building houses would be against all government policy regarding global warming and carbon emissions. All these sites are covered with many ancient trees and the destruction of such woodland would be devastating for the bird life. There are in excess of 27 bird varieties in this area alone.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

3. Damage to environment and loss of habitat.

					TREAT	EVIDENCE N					
Rep'n No	Accssn No Date Lodged	Late? Sou	irce Type Mod	e Status Modified	Petition of	in parts Add'l S	SA/SEA Rep	or Council	Officer	Recommendation	Response
4396.A3			0	М							
Document:				Site: 1099/AS	S054 Land at N	Maes y Dderwen, Ab	erffrwd			PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	stion										Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to inc	l of site?								
The	Maesydderwen site has alre	ady been de	clared a site of	importance for natu	re conservation	(ASN101)					
The	hospital building should be u	tilised in a w	av as to benefit	the community (Hos	spice possibly) a	and not for housing.					
	c y Dyffryn should not be cons			, ,	, , ,	· ·					
							- — — –				Soundness Tests
Item Question 2 5			adaaaa			Reply					
The		afeguard the	wildlife which is							nt policy regarding global warre in excess of 27 bird varieties	
4397.A1			0	M							
Document:				Site: 1020/ASI	N101 Land at N	/laes y Dderwen				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	stion										Representation Text
1 3 - 4	Support (Yes) or object	t (No) to inc	l of site?								
1. 🗅	isturbance to Hillside.										
2. lr	crease of traffic.										

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Item Qu	estion						 		Representation Text
Summary:			<del></del>	<del></del>			 ·····		
Policy:			Мар:			Issue:			
Document:				Site: 1099/ASS	054 Land at M	aes y Dderwen, Aberffrwd		PEX Session:	
4397.A3			0	М					
1. 2.	Disturbance to Hillside.  Increase of traffic.  Damage to environment and least		1316:						
1 3 -	4 Support (Yes) or object	et (No) to inclo	f site?				 		·
Item Qu	estion				· <u>— — — —  —  </u>		 		Representation Text
Policy: Summary:			Мар:			lssue:			
Document:				Site: 865/ASN1	02 Mountain A	sh General Hospital		PEX Session:	
4397.A2			0	М					
Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTHF in parts Add'l SA/SEA F	cil Officer	Recommendation	Response

- 2. Increase of traffic.
- 3. Damage to environment and loss of habitat.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Representation Text

REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4398.A1 0 М Document: Site: 1020/ASN101 Land at Maes y Dderwen PEX Session: Policy: Map: Issue: Summary: Item Question **Representation Text** 1 3 - 4 Support (Yes) or object (No) to incl of site? I fully support Rhondda Cynon Taff Council in their decision to prevent the development of area behind Caegarw. I object to any development in this area - the proposed three sites because: 1. Increased traffic 2. Increased pollution 3. Risk of land slip due to mechanical interference 4. Possible desecration of existing country 5. Alteration of existing water courses. 4398.A2 0 М Document: Site: 865/ASN102 Mountain Ash General Hospital PEX Session:

Issue:

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

I fully support Rhondda Cynon Taff Council in their decision to prevent the development of area behind Caegarw.

Map:

I object to any development in this area - the proposed three sites because:

1. Increased traffic

Policy:

Summary:

Item Question

- 2. Increased pollution
- 3. Risk of land slip due to mechanical interference
- 4. Possible desecration of existing country
- 5. Alteration of existing water courses.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

PEX Session:

Filtered to show: (All representations) **TREAT** EVIDENCE NO FRTHR EVID. Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4398.A3 0 M Document: Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd PEX Session: Policy: Map: Issue: Summary: Item Question **Representation Text** 1 3 - 4 Support (Yes) or object (No) to incl of site? I fully support Rhondda Cynon Taff Council in their decision to prevent the development of area behind Caegarw. I object to any development in this area - the proposed three sites because:

1. Increased traffic

4399.A1

Document:

Item Question

- 2. Increased pollution
- 3. Risk of land slip due to mechanical interference
- 4. Possible desecration of existing country
- 5. Alteration of existing water courses.

Policy:	Мар:	Issue:	
Summary:			
Item Question			Representation Text

Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd

Support (Yes) or object (No) to incl of site?

I object to the development on the following grounds.

- 1) Volume of traffic will increase.
- 2) Spoliation of environment danger to species loss of habitat.
- 3) Destabilisation of the hillside.
- 4) I object to any development in the area.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/	ncil Officer	Recommendation	Response
4399.A2			0	М					
Document:				Site: 1076/AS	S101 Land at A	bergorki Industrial Estate		PEX Session:	
Policy:			Мар:			Issue:			
Summary:							 		
Item Qu	estion						 		Representation Text
1 3 -	, ,						 		
lok	pject to the development on the	following gro	ounds.						
1)	Volume of traffic will increase.								
2)	Spoliation of environment - da	nger to speci	ies - loss of hal	bitat.					
3)	Destabilisation of the hillside.								
4)	I object to any development in	the area.							
4399.A3			0	М					
Document:				Site: 865/ASN	N102 Mountain A	Ash General Hospital		PEX Session:	
Policy:			Мар:			Issue:			
Summary:							 		
Item Qu	estion								Representation Text
13- Iob	4 Support (Yes) or object to the development on the	` '							
1)	Volume of traffic will increase.								
2)	Spoliation of environment - da	nger to speci	ies - loss of hal	bitat.					
3)	Destabilisation of the hillside.								
4)	I object to any development in	the area.							

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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	,				TDE 4 T	EVIDENCE NO FI			
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mod	e Status Modified	TREAT Petition of		RTHR EVID. EA Repr Council Officer	Recommendation	Response
4400.A1			0	М					
Document:				Site: 1020/ASI	N101 Land at M	laes y Dderwen		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques	stion							- — — — — — — —	Representation Text
and o	Support (Yes) or object infrastructure is not capable of off. Such a large developmeng a number of ancient trees,	of supporting and the supporting	a substantial i	dy significant dangei	of flooding on th	ne residential sites belo			
Item Question	 n			· <del></del>				· — — — — — — —	Soundness Tests
2 5 The 6	Why Incl/Excl of site im exclusion of this alternative s	•		conforms to proper I	and use guidelin	es, particularly as the si	te has SINC status.		
4400.A2			0	M					
Document:				Site: 865/ASN	102 Mountain A	sh General Hospital		PEX Session:	
Policy:			Мар:			Issue:			
Summary:			- <u></u>						
Item Ques	stion								Representation Text
1 3-4	Support (Yes) or object	t (No) to incl	of site?						
off. S being	nfrastructure is not capable of Such a large development wo g of immense historical intere ld now be preserved and con	ould increase est and imprta	the already si ance to the loa	gnificant danger of fl I community. It was	ooding on the re funded by the wo	sidential sites below the orkers of Mountain Ash a	e alternative site. The buildi	ng already on this site is in	clear need of preserving,
Item Questio	n — —					Reply			Soundness Tests
2 5	Why Incl/Excl of site im	proves sound	dness?			·			
The e	exclusion of this alternative s	ite will ensure	that the LDP	conforms to proper I	and use guidelin	es particularly as it has	a fine historiclly important b	uilding and is also a SINC.	

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

	ENTATION DETAIL	у. кері	esentation no		Kilohada Oyhon Tar County Borough Countin Ecoal Be							
Filtered to s	how: (All representations)											
Rep'n No	Accssn No Date Lodged	Late?	Source Type M	ode Status Mod	TREAT dified Petition of	EVIDENCE in parts Ad	_	THR EVID. A Repr Cour	ocil Officer	Recommendation	Response	
4400.A3			0	М								
Document:				Site: 109	99/ASS054 Land at M	laes y Dderwe	n, Aberffrw	rd		PEX Session:		
Policy:			Man:			lssı	ie:					

Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? The infrastructure is not capable of supporting a substantial increase in traffic. One of the acces roads is narrow and passes a Primary School where buses have to stop to allow children to get on and Such a large development would increase the already significant danger of flooding on the residential sites below the designated site. This site is of special importance for nature conservancy, having a number of ancient trees, including some of the most westerly natural gorwing beech trees in Europe. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? The exclusion of this alternative site would ensure that the LDP conformed to proper land use guidelines, particularly as the site has SINC status. 4401.A1 0 М Document: Site: 1020/ASN101 Land at Maes y Dderwen PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? 1. The Public Park was given to the people of Caegarw to provide recreation to improve the health of local people. 2. The site is difficult to access and any development, with increased traffic, means the road structure cannot cope. Residents can't park outside their homes as it is. 3. Noise and pollution would increase/

- 4. The development will have a detrimental effect on the lives of the residents, as well as the wildlife and woodlands.
- 5. Public recreation should NEVER be sold.
- 6. This site is classified as a SINC and it must remain so.

2 5 Why Incl/Excl of site improves soundness?

Item Question

The exclusion would ensure the survival of woodlands.

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Reply

## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No L	Date Lodged	Late?	Source 7	Гуре Мод	le Status Modified	TREAT Petition of		'CE NO FR Add'I SA/SE	cil Officer	Recommendation	Response
4401.A2					0	М						
Document:						Site: 865/ASN	1102 Mountain A	Ash General	Hospital		PEX Session:	
Policy:					Мар:			ls	ssue:			
Summary:												
Item Que:	stion					- — — — — —				 	· <del></del>	Representation Text
2. TI 3. TI 4. TI 5. TI	he hospital was he hospital gro he pollution and he roads and s he site has SIN	unds is home d noise would chools would IC status.	niners ar to many increase be unabl	protecte e signification	onument sl d species, antly. e with the i	hould remain as it is , woodlands and flow increase in population	wers.	age and culti	ле.			
Item Questio	on — — —					- — — — — — —		Re	eply	 		Soundness Tests
				<b></b> -						 		

2 5 Why Incl/Excl of site improves soundness?

This proposal ignores the "Environmental Strategy for Wales" e.g. Woodland, access, recreation, biodiversity.

The exclusion will allow the retention of ancient woodland, in particular the "Bluebell Wood"

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	snow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		l Officer	Recommendation	Response
4401.A3			0	М						
Document:				Site: 1099/ASS	S054 Land at N	laes y Dderwen, Aberffrw	vd		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Qu	estion									Representation Text
2 3 4 5 6	4 Support (Yes) or object Site inaccessible.  Aberffrwd ROAD IS TOO NAFT The present road structure wur With an increase in population The noise, pollution and generate area is considered SINC. The Council has already declared.	RROW WITH Nold certainly be the area wou ral populace in how can RC	NO PAVEMENT of the unable to cool of the unable the una	ope with an increase to cope. If ruin this area. The destroyed.		traffic; thereby making it	dangerous for pe	edestrians.		
Item Questi										
2 5	Why Incl/Excl of site in	nproves sound	lness?							

The land must continue to be a preservation area for all sorts of wildcare and this are should must remain for this reason. The area is popular for its peace and beauty and we must not destroy this.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4402.A1 0 М Site: 1095/ASS050 Land to the north of The Patch Document: PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? This development should not be allowed because it would take away a large green area of natural beauty which would be detrimental to the health and wellbeing of the residents of Llanharry, notably to residents living in the Patch. Increased noise and pollution and a devaluing of house prices in the surrounding area would be inevitable. A development on this aite would have a devastating impact on

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

the natural wildlife, many of which are protected species. For example there are bats and newts living on this land along with slow worms and rare breeds of birds. I believe it has also been said that the

The exclusion of this alternative site is necessary because the plans have not been subject to either environmental impact assessment or a health assessment. My other reasons for objecting to this development are outlined above. (No. 23)

4403.A1 0 М П Document: Site: 1020/ASN101 Land at Maes y Dderwen PEX Session:

Summary:

Item Question

Policy:

Item Question Representation Text

Issue:

Reply

13-4 Support (Yes) or object (No) to incl of site?

This site has ancient trees and rare plants growing there e.g. native bluebells, white orchids. Access is via a minor road which joins another minor road, neither of which are able to cope with an increase in volume of traffic.

2 5 Why Incl/Excl of site improves soundness?

The site is designated SINC and its subject to topographical constraints.

land in question is unstable (as it was originally an iron ore mine) and is therefore unsuitable for building upon.

Map:

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Rhondda Cynon Taf County Borough Council Local Development Plan

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ses etc. Obesity is in	ncreasing local	ly and nationa	lly, so areas for recrea	ation and leisu		area of pover	ty and geog	ed health issues e.g. Depre raphical constraints. Indus	
pport (Yes) or objec	` '							-	
									Representation Text
						·	· <u></u> :		
		Мар:			Issue:				
			Site: 1099/ASS05	54 Land at M	aes y Dderwen, Aberffrwd	I		PEX Session:	
		0	М						
ny Incl/Excl of site im signated SINC.	iproves soundn	ess?							
					Reply				Soundness Tests
s site is via a minor ı	road which bor	ders a woode	d area and woodland	(Dyffryn Wood	ds) and is on a junction wit	h another mind	or road whic	h, neither of are suitable fo	r an increase in volume of
f Moutain Ash and P spice or nursing hor			itions to build the hosp	oital and at a p	oublic meeting on 16.07.09	the overwheli	ming feeling	ywas that this site should re	emain in the domain of
pport (Yes) or objec	t (No) to incl of	site?							
									Representation Text
							- <u></u> - <u></u> -		
		Мар:			Issue:				
			Site: 865/ASN102	2 Mountain A	sh General Hospital			PEX Session:	
		0	M						
No Date Lodged	Late? Source	e Type Mode	Status Modified	Petition of			il Officer	Recommendation	Response
No I	Date Lodged	Date Lodged Late? Source	Date Lodged Late? Source Type Mode	Date Lodged Late? Source Type Mode Status Modified					TREAT EVIDENCE NO FRTHR EVID. Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation

Why Incl/Excl of site improves soundness? 2 5

The site is designated SINC.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Acc	ssn No E	ate Lodged	Late? Sou	urce Type Mod	le Status Modified	TREAT Petition of		CE NO FR Add'I SA/SE	THR EVID. EA Repr Cour	ncil Office	r Recommendation	Response
4404.A1					0	М							
Document						Site: 1020/AS	N101 Land at N	laes y Dderv	ven			PEX Session:	
Policy:					Мар:			ls	sue:				
Summary:													
Item Q	uestion												Representation Text
Tr Tr pr Its Tr	tongly one Countered in the countered in	bject to the cil has present is hon the industraphy mean agical imports on the a	e site AS(N) eviously ackr ne to a numbrialisation ar ns that it is u ortance and rea and the	nowledged and per of ancient and mass urbar ansuitable for a biodiversity or landscpae sh	Maes-y-Dderwind rejected a promote woodland and inisation of the area is high mould any development of the area is high mould any development.	as such is recognise area.  Int of any kind.  In the properties through its appropriet be allowed to the such that	oosal for the land ed as being a pro- flora and fauna (o	, acknowledge otected ancies bak, bluebell be environm	ging also that ent woodland s, adders, for nentally catas	t it should be o	designated and this application of the magnies, who crease in p	a SINC (Site if Interest for Nes to woodland that is at lease to woodless, bats and buzzel ollution through car usage, or schoolchildren and the elections.	ast 400 years old and zards). electricity, sewage would
Item Ques	tion		<del></del>	- — - <del>-</del> -	<b></b>		- — — <b>—</b>	Re	ply	<del></del> -	<del></del>		Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the alternative site would improve the soundness of the LDP as it would consider the environment and green issues more rather than creating a greater problem in the face of climate change. The area also includes green space and recreational facilities in the form of Parc Aberpennar which is against national guidelines. 'The Environment Strategy for Wales 2008-11' would need to be acknowledged as the inclusion of this site contrdicts 'Woodland for Wales (outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36), iodiversity - Priority Area 1 Access and Recreation - Prority Area 3 and the Historic Environment - Priority Area 7. This document supports the rejection of the site and its development.

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REPRESENTATION DETAIL	by: Represe	entation No			Rhondda Cynon Taf County Borough Council Local Development Plar						
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Rep'n No Accssn No Date Lodge	ed Late? Sou	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SI		Officer	Recommendation	Response		
4404.A2		0	M								
Document:	Site: 865/ASN102 Mountain Ash							PEX Session	:		
Policy:											
Summary:											
Item Question									Representation Text		
1 3 - 4 Support (Yes) or ob- I strongly object to the site AS( The village infrastructure will be problems faced in recent mon The hospital itself is of importathe construction of the building The grounds of the hospital an badgers and red kites as well After the mass industrialisation being and recreational opport	N)!02 Mountair e unable to sup ths by residents ant significance (£56,000) and d the adjoining as bats.	n Ash General F port increased to s in Trem-y-Dyffi to the communi the grounds. woodlands with d the Cynon Va	traffic and congesticyn and those who we try of Mountain Ash in the site are hom	on as well as the walk through the a penrhiwceiber a e to a number of ding decades, the	strain it will put on servic Idjoining Dyffryn Woods. Ind Abercynon. Fund rai different species of flora	es such as drainades sing and weekly deand fauna among	ge and se onations b	by the people of those town	wns and villages paid for rs, foxes, grass snakes,		

It is acknowledged to be a SINC (Site of Interest for Nature Conservation).

Reply **Soundness Tests** Item Question

2 5 Why Incl/Excl of site improves soundness?

I believe that the exclusion of this site would improve the soundness of the LDP largely because the Cynon Valley does not require additional housing. It should be noted that none or little environmental assessment has been made of the site. 'The Environment Strategy for Wales 2008-2011' is relevant in the rejection of this site on the following grounds. Re: C2/C3 - Consistency Tests, Woodlands for Wales and outcomes 1, 2, 3, 5, 6, 23, 24 and 26. It is therefore unsuitable for development.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show:	(All representations)

others).

	, ,												
Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status	Modified	TREAT Petition of		_	-	HR EVID. Repr Cour	ncil Office	Recommendation	Response
4404.A3			0	М				[					
Document:				Site	: 1099/ASS0	)54 Land at N	/laes y Dde	erwen,	Aberffrwd			PEX Session:	
Policy:			Мар:					Issue:					
Summary:													
Item Que													Representation Text
1 str	1 3 - 4 Support (Yes) or object (No) to incl of site? I strongly object to the site AS(S)54 Land at Maes-y-Dderwen, Aberffrwd being included in the Rhondda Cynon Taf LDP for the following reasons:  1. The Council has previously acknowledged and rejected a previous planning proposal for the land stating that the area should be designated as a SINC (Site of Interest for Nature Conservation)  2. The site is home to a vast range of ancient woodland and as such is recognised as being a protected ancient woodland site (PAWS). This applies to woodland that is at least 400 years old and as such predates the industrialisation and mass urbanisation of the town. Very little of this is found elsewhere in the borough.												
	The topography means it is u			·		flora and faur	na (nak trek	wole ee	v worms	adders aras	s snakes h	uzzards, woodpeckers, ba	ts and cuckoos amongst

- 5. It also includes Parc Aberpennar which as a greensapce is vitally important for the Community in the fight against obesity and ill health.
- 6. The increased traffic and general waste (sewage, rubbish) will increase and will have a negative effect on the area as a whole. Flooding, light and noise pollution as well as increased levels of CO2 gasses are counter to plans to fight climate change. Pedestrian movement would be restricted.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the alternative site would improve the soundness of the LDP as it would conform more closely to its own biodiversity plan as opposed to working against it. The green space issues and recreational facilities are important to reconsider as it goes against national guidelines and basic moral principles. 'The Environment Strategy for Wales 2008-2011' would need to be used as a templte for any future proposals not least because the inclusion of this site contradicts 'Woodlands for Wales' (outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36). Biodiversity - Priority Area 1, Access and Recreation - Priority Area 3 and the Historic Environment - Priority Area 7. This document rejects this site.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodge	d Late?	Source Type	Mode Status	Modified	TREAT Petition of		_	-	HR EVID. Repr Cour	cil Office	r Recommendation	Response
4405.A1			0	М									
Document:				Site	e: 1020/ASN	1101 Land at N	/laes y Dde	erwen				PEX Session:	
Policy:			Мар	<b>)</b> :				Issue:					
Summary:													
Item Que	estion												Representation Text
2. <sup>-</sup> 3. ! 4. <sup>-</sup> 5. !	Support (Yes) or obj The public park was given to This site is difficult to acces Noise and pollution would in This development will have a s it legal to sell public recre As the site is classified as a	the peop s and any crease. a detrimen	development,  ntal effect on the	with increased the lives of the relationships the hould NEVER	d traffic mean esidents, no be consider	ns the roads sir to mention the	nply could	not cop	e. Icanno	Ü		e as it is.	
Item Questi	 on							Reply		. — — — –			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion would ensure the survival of ancient woodland.

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Rhondda Cynon Taf County Borough Council Local Development Plan

Rep'n No	Accssn No Date I	Lodged Late? Sou	ırce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		I Officer	Recommendation	Response
4405.A2			0	М						
Document:				Site: 865/ASN	102 Mountain A	sh General Hospital			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
heri 2. 1 3. F	t was built by the minitage.  The grounds of the ho Pollution and noise w	or object (No) to includers, like my grandfath obspital is home to a lawould increase significated by unable to coperate to significate to si	ner, who contrib arge range of pr cantly.	rotected species as		•	y this monument t	to these ha	rdworking, poorly paid me	n, as it is part of our
5. 7	The site has SINC sta	atus.								
6. 7	The Biodiversity Action	on Plan is a contradio	tion to develop	ment of this site						
Item Questio	on					Reply				Soundness Tests

Why Incl/Excl of site improves soundness?

This proposal ignores the "Environment Strategy for Wales" e.g. woodland, access, recreation, biodiversity/ The exclusion will allow the retention of ancient woodland, in particular, The Bluebell Wood.

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To allow further development of this area, as it is within a reasonable area for improvement.

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA		cil Officer	Recommendation	Response
4405.A3			0	М						
Document:				Site: 1099/AS	S054 Land at N	Maes y Dderwen, Aberffrwd	I		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que										Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?							
1. S	Site inaccessible.									
2. A	Aberffrwd Road is narrow with	no pavemer	nts.							
3 Т	The present road structure wo	uld certainly	he unable to co	ne with an increase	in the volume of	traffic thereby making it d	angerous for	nedestrians		
	·	•		•	, in the volume of	admo, aloroby making it at	angorodo ioi	podootilalio	•	
4. V	Vith an increase in population	the area wo	uld be unable to	o cope.						
5. T	The noise, pollution and gener	al populace	increase would	ruin th quiet, spend	lours of the area.					
6. T	The area has been classified	as SINC how	can RCT put t	his at risk.						
7. T	The Council has already decla	red the land	unsuitable, due	to its very hilly natu	are for developme	ent.				
Item Questic	on									Soundness Tests
2 5	Why Incl/Excl of site im	nproves soun	dness?							
The	land must continue to be a pr	eservation a	rea for all manr	ner of wildlife, from	worms to birds.	The area has immense bea	auty and deve	elopment with	n completely spoil the area.	
4406.A1			S	М						
Document:				Site: 1062/AS	S053 Land rea	r of Rowley Terrace			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?							

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Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA			Officer	Recommendation	Response
4407.A1			S	М							
Document:				Site: 1062/AS	S053 Land rear	of Rowley Terrace				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Ques	stion	<del></del>									Representation Text
	Support (Yes) or object that this land needs to be in- the opposite end of Oxford S	cluded in the d		olan because it is cle	early part of Maer	dy and has been partl	y develope	d over many	years. I	nclusion would be consister	nt with land at the rear
Item Questio	 n					Reply					Soundness Tests
2 5 CE4	Why Incl/Excl of site in - It is not flexible to enable it	•		mstances.							
4408.A1			0	M							
Document:				Site: 1020/AS	N101 Land at M	aes y Dderwen				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Ques	stion										Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl o	f site?								
Wildl	life in the area should be pro	tected includir	g: Foxes, wo	odpeckers, bats, m	ice and other pla	nt species.					
Item Questio	 n		<u> </u>			Reply					Soundness Tests

Why Incl/Excl of site improves soundness? 2 5

C4 - It does not have regard to the Rhondda Cynon Taf Community Plan.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All rep	resentations)								,	·
Rep'n No Accssn No I	Date Lodged Late? Sour	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/			I Officer	Recommendation	Response
4408.A2		0	М							
Document:			Site: 865/ASN1	02 Mountain A	sh General Hospital				PEX Session:	
Policy:		Мар:			Issue:					
Summary:										
Item Question									· <del></del>	Representation Text
Traffic at bowls jund	t (Yes) or object (No) to incl ction on to New Road would why expand our community w	l become a sta				ool childre	en etc. Cı	urrently mo	ost streets and roads pavemen	s in Caegarw are in
Item Question					Reply					Soundness Tests
•	l/Excl of site improves soun ve regard to the Rhondda C		nunity Plan.							
4409.A1		S	М							
Document:			Site: 1062/ASS	053 Land rear	of Rowley Terrace				PEX Session:	
Policy:		Мар:			Issue:					
Summary:										
Item Question										Representation Text
• • • • • • • • • • • • • • • • • • • •	(Yes) or object (No) to incl Il usable land in the area.	of site?								
2. This area has s	uffered with fly tipping issue	s in the past.								
3. This area needs	s to be cleaned/tidied up to	enhance the ge	eneral area.							
4. New build devel	lopments are needed in Ma	erdy to encoura	age people into the a	area and help sto	op the decline of the vi	llage.				
4410.A1		S	М							
Document:			Site: 1062/ASS	053 Land rear	of Rowley Terrace				PEX Session:	
Policy:		Мар:			Issue:					
Summary:										
Item Question		<u></u>	=======================================		<del></del>					Representation Text

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

Inclusion in the boundary will allow for redevelopment and clean up the area.

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All repr	resentations)										
Rep'n No Accssn No L	Date Lodged L	ate? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE I in parts Add'I			il Officer	Recommendation	Response
4411.A1			S	М							
Document:				Site: 1062/AS\$	S053 Land rear	of Rowley Terrace	е			PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Question											Representation Text
1 3 - 4 Support	(Yes) or object (	No) to incl of s	site?								
<ol> <li>Fly tipping</li> <li>Dog kennels</li> <li>Stables for hors</li> <li>Pidgeon Cotes</li> </ol> All of the above act		were without p	olanning perm	nission. The site a	lways was and s	till is an eyesore. <i>i</i>	Any CONTI	ROLLED de	evelopment	of the site would enhance the	ne area.
Item Question					- — — — -	 Reply					Soundness Tests
2 5 Why Incl	/Excl of site impr	oves soundne	ess?								
See question 4											
4412.A1			S	M							
Document:				Site: 1062/ASS	S053 Land rear	of Rowley Terrace	е			PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Question											Representation Text
1 3 - 4 Support	(Yes) or object (	No) to incl of s	site?								
I have just received	l planning in a sin	nilar environm	ent. I think th	nis would be a good	d for developme	nt.					
Item Question		- — — — —	- — — — -			Reply					Soundness Tests
2.5 \Mby lool	/Eval of site impr	ovec counded	2002								

2 5 Why Incl/Excl of site improves soundness?

It is not reasonably flexible. CE4.

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

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Rep'n No	Accssn No Date Lodged	Late? S	Source Type M	ode Status Modified	TREAT Petition of	EVIDENC in parts A			cil Office	r Recommendation	Response
l413.A1			S	М							
Document:				Site: 1062/ASS	S053 Land real	r of Rowley Te	errace			PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:									 		
Item Ques									 		Representation Text
1 3-4	Support (Yes) or object	t (No) to	incl of site?								
This i	s a prime parsel of land and	l would be	enefit the surrou	nding area by affordab	le housing as we	ell as by clean	ing up the	area.			
1414.A1			0	М							
Document:				Site: 1020/ASI	N101 Land at M	1aes y Dderw	en			PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:									 		
Item Ques				<del></del>				===-	 		Representation Text

- Support (Yes) or object (No) to incl of site? 1 3 - 4
  - 1. The information announcing the development plans was completely unintelligable, that is if you could find it! This tactic was deplorable and intended to sneak through the plans.
  - 2. There is no reasonable access into the areas, the 2 lanes on Aberffrwd Road are too narrow and too close to houses.
  - 3. There is no way any mature trees that cover parts of the land will be felled.
  - 4. 300 houses! Far too many and is more to do with packing in as many houses as possible to maximise profit, rather than satidfying any local demand.
  - 5. Traffic in Caegarw would rise, particularly Granville Terrace which cannot handle 2 way traffic and would be used as a through way.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sho	ow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source T	⊤ype Mode S	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		cil Officer	Recommendation	Response
4415.A1			0	М						
Document:				Site: 1020/ASN10	01 Land at M	aes y Dderwen			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Quest	ion			- — — — — -						Representation Text
This a Parks and a This a The is The w	Support (Yes) or object to housing on this site for the rea has been a park for the are an area where people ground the areas.  The area is also wildlife in this area also a serious risk of floodice toodland in and arounf this area and road congestion id a mass to this small park is via a serious risk of this risk of this small park is via a serious risk of this small park is via a serious risk of this risk of th	the following reast people of Caega go to enjoy and re ea that are consider ng, flooding occurrea contain native	sons:  arw and Moun  elax, you cann  dered as prote  urs at the entra  e bluebells wh  junction by th	not put a price on this ected such as adde ance to the Trem y D nich should not be d se bowls club off Dyf	ers, slow worm Duffryn, this wo destroyed.  ffryn Road this	y park areas have be s, not to mention the ould make this proble would increase this	en converted to buinumber of birds whom worse.	ilding/house	at what cost to the well-be	eing of the people living in
Item Question				- — — — — -		Reply				Soundness Tests
						' <u>'</u>				

2 5 Why Incl/Excl of site improves soundness?

This site should designated a 'Site of Importance for Natire Conservation' not destroyed to provide housing which is clearly not needed for the people of Mountain Ash.

Green areas are becoming a 'thing of the past' surely we need to develop these areas into places for people to enjoy not destroying them.

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

**Representation Text** 

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4415.A2 0 М Document: Site: 865/ASN102 Mountain Ash General Hospital PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to housing on this site for the following reasons: This hospital was purchased by the people of Mountain Ash, what right has the Council to dispose of this land, without consulting the people in this area. The land around the hospital is made up mainly of mature woodland this should not be destroyed because of the ecological and environmental impact. There is also a serious risk of flooding, flooding occurs at the entrance to the Trem-yDvffryn, this would make this problem worse. Traffic and road congestion is a major issue at the junction by the bowls club off Duffryn Road, this would increase this problem. Access to the hospital is very dangerous with numerous car crashes, there have even been fatalities there, with an increase to the volume of traffic then, will become a major issue. The woodland in and around this area contain native bluebells which should no be destroyed. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? This site should remain with the people of Mountain Ash, surely making it a small visitor's centre, and incorporating a museum of Mountain Ash. Green Areas are becoming a 'thing of the past' surely we need to develop these into places for people to enjoy not destroying them. 4416.A1 0 Μ PFX Session: Document: Site: 1020/ASN101 Land at Maes y Dderwen Policy: Map: Issue: Summary:

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

Item Question

We are writing to state our objection to houses being built in the Caegarw area of Mountain Ash. This building project will desecrate an area of great natural beauty that has been in existence for many many years. I have been told tht some of the trees are 150 years old.

On the other side of the valley, Fernhill Estate has manyhouses boarded up. Why can't these properties be put back on the market?

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4416.A2 0 М Document: Site: 865/ASN102 Mountain Ash General Hospital PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? We are writing to state our objection to houses being built in the Caegarw area of Mountain Ash. This building project will desecrate an area of great natural beauty that has been in existence for many many years. I have been told tht some of the trees are 150 years old. On the other side of the valley, Fernhill Estate has manyhouses boarded up. Why can't these properties be put back on the market? 4416.A3 0 М Document: Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd PEX Session: Policy: Map: Issue: Summary: ..... Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site?

We are writing to state our objection to houses being built in the Caegarw area of Mountain Ash. This building project will desecrate an area of great natural beauty that has been in existence for many many years. I have been told tht some of the trees are 150 years old.

On the other side of the valley, Fernhill Estate has manyhouses boarded up. Why can't these properties be put back on the market?

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Node Status Mod	TREAT dified Petition of	-	-	THR EVID. EA Repr Cour	ncil Officer	Recommendation	Response
4417.A1			0	М							
Document:				Site: 102	20/ASN101 Land at	Maes y Dderw	en			PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:											
Item Ques	tion										Representation Text

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

I wish to voice my objection to the proposal of the building of some 300 houses; some of which will inevitably become housing association homes. The reason for m objections are as follows:

Much of the land proposed for these development are of scientific intrest.

Some of the land (especially that of the hospital site) was presented to the people of Moutnain Ash as a gift.

In the book "A Miner's Hospital" it states that all of the money used to build and equip the hospital was raised and paid for by the people of Mountain Ash and therefore rightly belongs to them. They raised a total of £56,000 the equivalent of £1,187,760 in today's money.

If the building of the hospital was demolished then the increase in population would certainly cause an increase of traffic along the already congested streets. Also increase of children needed to eb educated would cause problems at the local primary school of Caegarw as the pupils from both Newtown and Cefnpennar primaries have been transferred there after school closures and there may not be any spaces to enrole them.

Also the increase of population will inevitably see a rise in crime which will out-stretch the already under-manned police force in the town.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	s Modified F	TREAT Petition of		-	NO FRTH SA/SEA	ncil Officer	Recommendation	Response
4417.A2			0	М				[				
Document:				S	ite: 865/ASN102	Mountain A	sh Genera	al Hosp	ital		PEX Session:	
Policy:			Map	o:				lssue:				
Summary:												
Item Quest	ion					<u></u>				 		Representation Text

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

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Also the increase of population will inevitably see a rise in crime which will out-stretch the already under-manned police force in the town.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	de Status Modified	TREAT Petition of	EVIDENO in parts A	_		il Officer	Recommendation	Response
4417.A3			0	М							
Document:				Site: 1099/ASS	3054 Land at M	1aes y Dderw	en, Aber	ffrwd		PEX Session:	
Policy:			Мар:			lss	sue:				
Summary:											
Item Ques	:tion				<del></del>	·			 . <u></u>		Representation Text

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

I wish to voice my objection to the proposal of the building of some 300 houses; some of which will inevitably become housing association homes. The reason for m objections are as follows:

Much of the land proposed for these development are of scientific intrest.

Some of the land (especially that of the hospital site) was presented to the people of Moutnain Ash as a gift.

In the book "A Miner's Hospital" it states that all of the money used to build and equip the hospital was raised and paid for by the people of Mountain Ash and therefore rightly belongs to them. They raised a total of £56,000 the equivalent of £1,187,760 in today's money.

If the building of the hospital was demolished then the increase in population would certainly cause an increase of traffic along the already congested streets. Also increase of children needed to eb educated would cause problems at the local primary school of Caegarw as the pupils from both Newtown and Cefnpennar primaries have been transferred there after school closures and there may not be any spaces to enrole them.

Also the increase of population will inevitably see a rise in crime which will out-stretch the already under-manned police force in the town.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? So	urce Type Mod	le Status Modified	TREA Petition o		-	RTHR EVID. EA Repr Coun	cil Officer	Recommendation	Response	
4418.A1			0	М								
Document:				Site: 1020/ASN	N101 Land a	at Maes y Dder	ven			PEX Session:		
Policy:			Мар:			ls	sue:					
Summary:												
Item Ques									<u> </u>		Representat	ion Text

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

I wish to register my protest to the redevelopment plans for the following sites:

Site 276. (AS(N)102) This site is currently surrounded by well-established deciduous woodland which in spring is also carpeted with Bluebells, which are protected under the Wildlife and Countryside Act 1981 which makes it illegal to intentioanlly uoproot a wild plan. Development of this site for housing would inevitably result in a contravention of this act. Also the present site is stabilised by the woodland and removal of the trees would create a danger of landslip because were built on the site ingress and egress from the estate would result in a considerable increase in traffic using what is currently a narrow twisting road. Again mt concern is that the additional drainage and sewage disposal would overload the existing system creating a danger of flooding. This concern us borne out by recent heavy rain which caused flooding at the entrance to he recent housing development at Trem y Duffryn which is below Site 276.

Site 548. (AS(N)101 and AS(S)54) This site is currently acessed by a narrow lane which exists onto Aberffrwd road at its junction with Granville Terrace. Traffic travelling down Aberffrwd Road has to negotiate a staggered T junction at the point where, if this site were to be developed, lorries initially and subsequently a large number of resident's vehicles would also be emerging and entering causing a traffic hazard. Also this site contains established woodland and abuts onto site 276 and my comments on that site apply to this site also.

Finally I am not alone in my objections to the development of these sites as has been evidenced by the large attendance at the recent meeting in the Parish Rooms. I am also aware that the Woodland Trust will also be raising objections and I therefore urge you yo reject these applications on the basis that they are unnecessary due to the fact that there are hundreds of unsold houses in the Cynon Valley already, including boarded up Council houses and that in particular the development of Site 276 would destroy an ancient natural habtat and change forever the beauty of the Duffryn woods.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		_	-	HR EVID. Repr Coun	ncil Off	ficer	Recommendation	Response
4418.A2			0	М				[						
Document:				Sit	e: 865/ASN102	2 Mountain A	sh Genera	al Hosp	ital				PEX Session:	
Policy:			Maj	o:				lssue:						
Summary:														
Item Que	=== == == == == == == == == == == == ==													Representation Text

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

I wish to register my protest to the redevelopment plans for the following sites:

Site 276. (AS(N)102) This site is currently surrounded by well-established deciduous woodland which in spring is also carpeted with Bluebells, which are protected under the Wildlife and Countryside Act 1981 which makes it illegal to intentioanlly uoproot a wild plan. Development of this site for housing would inevitably result in a contravention of this act. Also the present site is stabilised by the woodland and removal of the trees would create a danger of landslip because were built on the site ingress and egress from the estate would result in a considerable increase in traffic using what is currently a narrow twisting road. Again mt concern is that the additional drainage and sewage disposal would overload the existing system creating a danger of flooding. This concern us borne out by recent heavy rain which caused flooding at the entrance to he recent housing development at Trem y Duffryn which is below Site 276.

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Finally I am not alone in my objections to the development of these sites as has been evidenced by the large attendance at the recent meeting in the Parish Rooms. I am also aware that the Woodland Trust will also be raising objections and I therefore urge you yo reject these applications on the basis that they are unnecessary due to the fact that there are hundreds of unsold houses in the Cynon Valley already, including boarded up Council houses and that in particular the development of Site 276 would destroy an ancient natural habtat and change forever the beauty of the Duffryn woods.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA			Officer	Recommendation	Response
4418.A3			0	M							
Document	t:			Site: 1099/AS\$	S054 Land at M	aes y Dderwen, Abe	rffrwd			PEX Session:	
Policy:			Мар:			Issue:					
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Item Q	uestion										Representation Text
Si Ar w cu re Si ne a Fi Ti	- 4 Support (Yes) or object wish to register my protest to the ite 276. (AS(N)102) This site is ct 1981 which makes it illegal to coodland and removal of the tree urrently a narrow twisting road. Ascent heavy rain which caused fluite 548. (AS(N)101 and AS(S) segotiate a staggered T junction a traffic hazard. Also this site cor inally I am not alone in my object rust will also be raising objection alley already, including boarded	e redevelopments currently surrous intentioanlly uous would create Again mt conceptoding at the erotat the point when tains established to the devens and I therefor	t plans for the unded by well-proot a wild p a danger of la rn is that the a attrance to he recurrently acesse, if this site wed woodland a elopment of the eurge you yo	established decic lan. Development ndslip because we dditional drainage ecent housing dev sed by a narrow la were to be develop and abuts onto site ese sites as has b reject these applic	t of this site for ho ere built on the site and sewage dis relopment at Tren ane which exists of bed, lorries initiall 276 and my con been evidenced b cations on the bas	using would inevitable ingress and egress posal would overload by Duffryn which is been to Aberffrwd road a ly and subsequently an an annents on that site ally the large attendancies that they are unne	ly result in s from the s from the d the exist elow Site at its junction a large nur pply to this ce at the recessary d	a contraver estate woul ing system of 276. on with Gram mber of resis s site also. ecent meeting due to the fac	ntion of this ld result in creating a nville Terra dent's veh	s act. Also the present site a considerable increase in danger of flooding. This conce. Traffic travelling down icles would also be emerginarish Rooms. I am also aver are hundreds of unsold h	is stabilised by the a traffic using what is concern us borne out by  Aberffrwd Road has to ing and entering causing evere that the Woodland to uses in the Cynon
4419.A1			Ο	M							
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Summary:	: 	<u></u>									
Item Q	uestion										Representation Text
ac tra	<ul> <li>Support (Yes) or object his site has a public park and ou ccess to outdoor activities restri affic along an area used by child of do the job</li> </ul>	utdoor bowling g	reen facility si	uraging their heal	th and well-being.	. Any further dwelling	along the	Aberffrwd F	Road/Grai	nville Terrace road is only g	going to bring increased
Item Ques	stion					Reply					Soundness Tests
2 F	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	nrovoo oounda	2003								

2 5 Why Incl/Excl of site improves soundness?

There would be encroachment on the dwellings on the Aberffrwd Road/Granville Terrace area of Caegarw. There is no adequate footpath/pavement and more houses will bring more traffic into the village area, parking is a considerable problem now and would be even more of a problem, especially where children walk their route to school.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response М 4419.A2 0 Document: Site: 865/ASN102 Mountain Ash General Hospital PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Mountain Ash Hospital was instigated and built by donations from the Community of Mountain Ash and is set in beautiful grounds surrounded by ancient woodland. The land and woods support a diverse range of wildlife. Owls, bats, buzzards, spotted woodpeckers, jays as well as ground dwelling animals, hedgehogs, foxes, slow worms etc. In these days of global warming why is this area being considered for deforestation when trees are our main natural protection. We insist 3rd world countries confirm to regulations against deforestation yet think we are immune to them! **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? There are no boundary walls protecting countries against global warming - we should lead by example. Drainage of streams and water courses is affecting the new houses of Trem-y-Dyffryn and the houses at the hospital drive entrance. Further disruption to earth works is going to cause further considerable damage. 4419.A3 Site: 1099/ASS054 Land at Maes v Dderwen, Aberffrwd PEX Session: Document: Policy: Map: Summary: ..... Item Question Support (Yes) or object (No) to incl of site? 1 3 - 4 Access leading from Dyffryn Road to Granville Tce/Aberffrwd Road is reduced from a two way road to a single lane track into the 2nd half of Aberffrwd Road. There is no footpath along the route of Aberffrwd and traffic is already too heavy for this area. Parking is a considerable problem locally with homes having more than 1 vehicle and no off road parking to aleviate this. Local school children use this route to go to Mountain Ash Comprehensive School daily - more traffic accessing the main road (Cardiff Road) would be considerable as the other routes are limited to 2 exits in Caegarw. **Soundness Tests** Reply

Item Question

Why Incl/Excl of site improves soundness?

2 5

Caegarw is an area of beauty, not only for the residents but also for the areas of Darran Las and Glenboi. There are plenty of brown-field sites locally that could be developed without increasing danger to children progresing to school or to the playing fields. Why destroy an area for us residents when there are plenty of empty properties in the area in need of buyers by flooding the market with more.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 0 М 4420.A1 Document: Site: 1020/ASN101 Land at Maes y Dderwen PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? This site has a public park and outdoor bowling green facility since the 1950's, for the recreational use of the general public. Children suffering obesity levels unprecedented in these times are having access to outdoor activities restricted when we should be encouraging their health ad well-being. Any further dwellings along the Aberffrwd Road/Granville Tce Road is only going to bring increased traffic along an area used by children going to and from Mountain Ash Comprehensive School daily and Caegarw Primary School. Safety is of paramount importance - a few 'sleeping police men' will not do the iob. 4420.A2 П 0 М Site: 865/ASN102 Mountain Ash General Hospital PEX Session: Document: Policy: Map: Issue: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Mountain Ash Hospital was instigated and built by donations from the Community of Mountain Ash and is set in beautiful grounds surrounded by ancient woodland. The land and woods support a diverse range of wildlife. Owls, bats, buzzards, spotted woodpeckers, jays as well as ground dwelling animals, hedgehogs, foxes, slow worms etc. In these days of global warming why is this area being considered for deforestation when trees are our main natural protection. We insist 3rd world countries confirm to regulations against deforestation yet think we are immune to them! Soundness Tests Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

There are no boundary walls protecting countries against global warming - we should lead by example. Drainage of streams and water courses is affecting the new houses of Trem-y-Dyffryn and the houses at the hospital drive entrance. Further disruption to earth works is going to cause further considerable damage.

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

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	TREAT e Status Modified Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA		er Recommendation Response	
4420.A3			0	М				
Document:				Site: 1099/ASS054 Land at	Maes y Dderwen, Aberffrwd		PEX Session:	
Policy:			Мар:		Issue:			
Summary:								
Item Ques	etion						Representati	ion Text
probl	0 , ,	ng more than 1	vehicle and no	o off road parking to aleviate this, L		,	o heavy for this area. Parking is a considerable m. Traffic accessing the main road (Cardiff Road)	
Item Question	n				Reply		Soundnes	ss Tests
2 5	Why Incl/Excl of site in	nproves sound	ness?					
							lly that could be developed without increasing danger in need of buyers by flooding the market with more.	
4421.A1			0	М				
Document:				Site: 1020/ASN101 Land at	Maes y Dderwen		PEX Session:	
Policy:			Мар:		Issue:			
Summary:								
Item Ques	ation						Representat	ion 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

Soundness Tests

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2 5 Why Incl/Excl of site improves soundness?

Item Question

Caegarw is an area of beauty, not only for the residents but also fir the areas if Darran Las and Glenboi. There are plenty of brown-field sites locally that could be developed without increasing danger to children progressing to school or the playing fields. Why destroy an area for us residents when there are plenty of empty properties in the area in need of buyers by flooding the market with more.

Reply

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This deevelopment would be a disaster for the area.

# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date L	odged Late? Sour	ce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Officer	Recommendation	Response
4422.A1			0	М				]		
Document:				Site: 1099/AS	S054 Land at N	Maes y Dderwen, Aberffrwd			PEX Session:	
Policy:			Мар:			Issue:				
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1 3 - 4	4 Support (Yes)	or object (No) to incl	of site?							
rece I reç con	eived a letter dated 8 I gularly walk this park - taining 390 names wa	February 08 from Contwice a day with my control presented by our lo	porate Estate log - as do ma cal Councillor	es Service Director, of any others. Whilst the to the Council meet	confirming that F ere are no no sv ing objecting to	te Site for housing under the RCT are the owners of the Pa vings and playground, the ch the ise of Parc Aberpennar f erpennar to remain as an are	irk. How can it in the still use the corner of the still use the corner or housing.	now be pa	art of the application?	ebruary 08 a petition
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Document:				Site: 1020/ASI	N101 Land at N	Maes y Dderwen			PEX Session:	
Policy: Summary:			Мар:			lssue:				
Item Que	estion	·					·			Representation Text
1 3 - 4	4 Support (Yes)	or object (No) to incl	of site?							
rece I reç con	eived a letter dated 8 f gularly walk this park - staining 390 names wa	February 08 from Contwice a day with my control by our lo	porate Estate log - as do ma cal Councillor	es Service Director, of any others. Whilst the to the Council meet	confirming that F ere are no no sv ing objecting to	te Site for housing under the RCT are the owners of the Pavings and playground, the chapter of Parc Aberpennar for remain as an are	ark. How can it i ildren still use th or housing.	now be pa	art of the application?	ebruary 08 a petition
Item Questi	- — — — — — — ion									Soundness Tests
2 5	Why Incl/Excl o	f site improves sound	lness?							

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Ad	ccssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO I in parts Add'l SA/		Officer	Recommendation	Response
4422.A3			0	M						
Document:				Site: 865/AS	N102 Mountain A	sh General Hospital			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Question	 1	· <del>—</del> — — -								Representation Text
1 3 - 4	Support (Yes) or obje	ct (No) to incl of	site?							
demolish area full out. The accident	n this old building for a p of natural beauty, housir re would be huge proble	roposed housing rabbits, foxes ems with traffic sa. There is a his	g site is an or , much bird lit safety and dar story of floodi	utrage, when it co fe and profuse gro nger to pedestriar ng from a nearby	uld have many uses bwth of Bluebells. T ns with ingress and stream with the cur	s for the Community. This area has always to egress to the site nearent culvert unable to	The ancient woodlan been peaceful and tra ar a brow of a hill and	d which wanquil and anquil and a junctior	ed by local miners from the ould be devastated and de if this scheme goes ahead to Aberffrwd Road. There ation of the 2 sites 101 and	stroyed is a wonderful wildlife would be wiped is a history of car
Item Question						Reply				Soundness Tests
2 5	Why Incl/Excl of site in	mproves soundr	ness?							
This sch	eme would be disastero	us for the area.								
4422.A4			0	M						
Document:				Site: 1020/A	SN101 Land at M	aes y Dderwen			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Question										Representation Text
demolish area full out. The accident area of h	n this old building for a p of natural beauty, housir re would be huge proble	development or roposed housing rabbits, foxes ems with traffic sa. There is a his	n the site of M g site is an or s, much bird lif safety and dan story of floodi	utrage, when it co fe and profuse gro nger to pedestriar ng from a nearby	uld have many uses bwth of Bluebells. T ns with ingress and stream with the cur	s for the Community. This area has always begress to the site nearent culvert unable to be this scheme.	The ancient woodlan been peaceful and tra ar a brow of a hill and	d which wanquil and anquil and a junctior	ed by local miners from the ould be devastated and de if this scheme goes ahead it o Aberffrwd Road. There ation of the 2 sites 101 and	stroyed is a wonderful wildlife would be wiped is a history of car 102 would increase the
Item Question						Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

This scheme would be disasterous for the area.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mode		EAT EVIDENCE NO FRT. of in parts Add'I SA/SEA	HR EVID. A Repr Council Officer	Recommendation	Response
4423.A1			0	М				
Document:				Site: 1020/ASN101 Lan	d at Maes y Dderwen		PEX Session:	
Policy:			Мар:		Issue:			
Summary:								
Item Qu	uestion							Representation Text
1 3 -	4 Support (Yes) or object	t (No) to incl	of site?					
	t do the job.		O	M	ool daily and Caegarw Primary S		our importance a lew siece	pring police men will
Document:				Site: 865/ASN102 Mour	tain Ash General Hospital		PEX Session:	
Policy:			Map:		lssue:			
Summary:								
Item Qı	uestion							Representation Text
1 3 -	4 Support (Yes) or object	t (No) to incl	of site?					
div	verse range of wildlife. Owls, ba	ats, buzzards	, spotted wood	lpeckers, jays as wéll as groun	in Ash and is set in beautiful gro d dwelling animals, hedgehogs, d countries confirm to regulation	foxes, slow worms etc. In t	these days of global warming	y why is this area being
Item Ques								Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

There are no boundary walls protecting countries against global warming - we should lead by example. Drainage of streams and water courses is affecting the new houses of Trem-y-Dyffryn and the houses at the hospital drive entrance. Further disruption to earth works is going to cause further considerable damage.

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6. Where possible these sites should be used for health respite facilities or sports, social and communal use.

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE I in parts Add'l		il Officer	Recommendation	Response
4424.A1			0	М						
Document:				Site: 1020/AS	SN101 Land at I	Maes y Dderwen			PEX Session:	
Policy:			Мар:			Issue:				
Summary:								 		
Item Que	estion									Representation Text
13-4 Iob	Support (Yes) or object to the above proposals	` ,								
1. 7	The increase in social and c	riminal activity.								
2. 7	The traffic congestion in the i	mmediate vici	inity and the ac	cess to the main ro	ad up and down	the valley.				
3. 7	The drainage and sewage p	roblems that a	lready exist wo	uld be increased.						
4. 7	The disruption to local reside	ents who have	over the years	put up with mining,	Phurnacite Plant	t, tips etc.				
5. 7	The lack of sports and social	facilities woul	ld be further inc	reased.						
6. \	Where possible these sites	should be used	d for health resp	oite facilities or spo	orts, social and co	ommunal use.				
4424.A2			0	M						
Document:				Site: 865/ASI	N102 Mountain	Ash General Hospi	tal		PEX Session:	
Policy:			Мар:			Issue:				
Summary:								 		
Item Que	estion							 		Representation Text
1 3 - 4 lob	Support (Yes) or object to the above proposals									
1. 1	The increase in social and c	riminal activity.								
2. 7	The traffic congestion in the i	mmediate vici	inity and the ac	cess to the main ro	ad up and down	the valley.				
3. 7	The drainage and sewage p	roblems that a	lready exist wo	uld be increased.						
4. 7	The disruption to local reside	ents who have	over the years	put up with mining,	Phurnacite Plant	t, tips etc.				
5. 7	The lack of sports and social	facilities woul	ld be further inc	creased.						

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Rhondda Cynon Taf County Borough Council Local Development Plan

Representation Text

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Item Question

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status Mode	TREAT fied Petition of	EVIDENCE NO FRT in parts Add'l SA/SEA		cil Officer	Recommendation	Response
4424.A3			0	М						
Document:				Site: 109	9/ASS054 Land at M	laes y Dderwen, Aberffrwo	i		PEX Session:	
Policy:			Мар	:		Issue:				
Summary:										

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

I object to the above proposals for the following reasons:

- 1. The increase in social and criminal activity.
- 2. The traffic congestion in the immediate vicinity and the access to the main road up and down the valley.
- 3. The drainage and sewage problems that already exist would be increased.
- 4. The disruption to local residents who have over the years put up with mining, Phurnacite Plant, tips etc.
- 5. The lack of sports and social facilities would be further increased.
- 6. Where possible these sites should be used for health respite facilities or sports, social and communal use.

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Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	TREAT  Modified Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
1425.A1			0	М						
Document:				Site	e: 1020/ASN101 Land at M	1aes y Dderwei	า		PEX Session:	
Policy:			Мар	•		Issu	e:			
Summary:								 		
Item Ques	— — — — — — — — stion							 		Representation Text

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

Maes y Dderwen

- 1. Access
- 2. Proximity to other houses.
- 3. Traffic and congestion.
- 4. Noise and light pollution.
- 5. Quality of residents life.
- 6. Sewerage, drainage and flooding.
- 7. Ecological and environmental impact.
- 8. Appearance.

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Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	TREAT Modified Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
4425.A2			0	М						
Document:				Site	e: 1099/ASS054 Land at	Maes y Dderwer	, Aberffrwd		PEX Session:	
Policy:			Мар	:		Issue	<b>)</b> :			
Summary:										
Item Ques	tion							 		Representation Text

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

Maes y Dderwen

- 1. Access
- 2. Proximity to other houses.
- 3. Traffic and congestion.
- 4. Noise and light pollution.
- 5. Quality of residents life.
- 6. Sewerage, drainage and flooding.
- 7. Ecological and environmental impact.
- 8. Appearance.

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REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Council Local Development Plan Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4425.A3 0 М Document: Site: 865/ASN102 Mountain Ash General Hospital PEX Session: Policy: Map: Issue: Summary: Item Question **Representation Text** 1 3-4 Support (Yes) or object (No) to incl of site? Objection to the site at Mountain Ash General Hospital. 1. The hospital was paid for by the residents of Mountain Ash. 2. Position - Destruction of woodland and protected species. 3. Extra cars - traffic and congestion. 4. Problems - sewerage, drainage and flooding. 5. Noise and light. Pollution. 6. Appearance - concrete jungle. 7. Quality of residents life. 8. The destruction of a historically significant building. 9. An eyesore from the other side of the valley. 4426.A1 0 M Site: 1020/ASN101 Land at Maes y Dderwen Document: PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the building of a housing estate on land at these sites because:

The sites are of scientific and nature interest.

The increase in traffic and congestion problems.

The increase of flooding and sewage problems.

Rise in crime.

Overcrowding in schools.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

snow. (All representations)									
Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of			Officer	Recommendation	Response
		0	М						
			Site: 865/ASN	102 Mountain A	Ash General Hospital			PEX Session:	
		Мар:			Issue:				
estion									Representation Text
			es because:						
e sites are of scientific and natu	ure interest.								
e increase in traffic and conges	stion problem	ns.							
e increase of flooding and sew	age problem	S.							
e in crime.									
ercrowding in schools.									
		0	M						
			Site: 1099/ASS	S054 Land at N	Maes y Dderwen, Aberffr	wd		PEX Session:	
		Мар:			Issue:				
estion									Representation Text
4 Support (Yes) or object	t (No) to incl	of site?							
pject to the building of a housing	g estate on la	and at these sit	es because:						
e sites are of scientific and natu	ure interest.								
e increase in traffic and conges	stion problem	ns.							
e increase of flooding and sew	age problem	S.							
e in crime.									
ercrowding in schools.									
	estion  4 Support (Yes) or object of the building of a housing exites are of scientific and congest increase in traffic and congest increase of flooding and sew the increase of scientific and congest increase of scientific and congest increase of scientific and congest increase of scientific and native sites are of scientific and native increase in traffic and congest increase of flooding and sew the increase of flooding and	estion  4 Support (Yes) or object (No) to include sites are of scientific and nature interest. Increase in traffic and sewage problem the increase of flooding and sewage problem to the building of a housing estate on large increase of flooding and sewage problem to the composition of the section and the section increase of flooding and sewage problem to the building of a housing estate on large estion are of scientific and nature interest. The increase in traffic and congestion problem to increase of flooding and sewage problem to the second severage problem to	Accssn No Date Lodged Late? Source Type Mode	Accssn No Date Lodged Late? Source Type Mode Status Modified  O M Site: 865/ASN Map:  estion  4 Support (Yes) or object (No) to incl of site? eject to the building of a housing estate on land at these sites because: esties are of scientific and nature interest. et increase in traffic and congestion problems. et increase of flooding and sewage problems. et in crime. ercrowding in schools.  O M Site: 1099/ASS Map:  estion  4 Support (Yes) or object (No) to incl of site? eject to the building of a housing estate on land at these sites because: et sites are of scientific and nature interest. et increase in traffic and congestion problems. et increase in traffic and congestion problems. et increase of flooding and sewage problems.	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of  O M Site: 865/ASN102 Mountain / Map:  settion  4 Support (Yes) or object (No) to incl of site? elegicate to the building of a housing estate on land at these sites because: elegicate in traffic and congestion problems. elegicate in crime. elegicate of flooding and sewage problems. elegicate of scientific and nature interest. elegicate of scientific and nature interest. elegicate of flooding and sewage problems. elegicate of flooding and sewage problems. elegicate of scientific and nature interest. elegicate of scientific and nature interest. elegicate of scientific and nature interest. elegicate of flooding and sewage problems.	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/S  O M Gite: 865/ASN102 Mountain Ash General Hospital Map: Issue:    Site: 865/ASN102 Mountain Ash General Hospital   Issue:	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add SA/SEA Repr Council  O M Site: 865/ASN102 Mountain Ash General Hospital Issue:  estion  4 Support (Yes) or object (No) to incl of site?  ject to the building of a housing estate on land at these sites because:  eincrease in traffic and congestion problems.  eincrease of flooding and sewage problems.  eincrease of flooding in schools.  O M Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd Issue:  estion  4 Support (Yes) or object (No) to incl of site?  ject to the building of a housing estate on land at these sites because:  eincrease in traffic and congestion problems.  eincrease of flooding and sewage problems at these sites because:  estion	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of In parts Add't SA/SEA Repr Council Officer    O M   Site: 865/ASN102   Mountain Ash General Hospital	Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of Imparts AddT SA/SEA Repr Council Officer Recommendation    O M

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Generally supportive of the land development adjacent to Railway line

# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NC in parts Add'l SA			Recommendation	Response
4427.A1			0	М						
Document:				Site: 951/ASN	015 Land West	of Abernant Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questi	on					<u> </u>			- — — — — — — —	Representation Text
space of two Proper which i increas	surrounding Abernant Rd, parties i.e. Aberdare Deve ties back on to the adjace s rate in the Abernant Rd a se risk of flooding (recent i	greenfield site Moss row and lopments at Rot river and opered - already locidents supported to the green of the supported to the green of the green	e which was for Office house obertstown are field. The high density hort). In conclu	s should remain ope nd North Glamorgan new plan permits resousing. The open fe sion I object to the p	n space which it Health Trust with sidential develop el would be lost roposed site for	was intended for (Pl nout consideration of ment right up to the l and erode the green environmental conse	anning Pol how adjoir iver within wedge/vill quences le	licy Wales 2002). Thing land should related feet of existing propage character of this eading to loss of am	perty fencing. The current gross vicinity, it would adversely nenity, traffic and noise pollut	centrates on the interests een zone would be lost affect open space, ion levels, visual
amenit	y, loss of trees, hedges, aç	gricultural land	and informal	open space, and wil 	dlife. I would like	e the site removed from 	om Housino — — —	g allocation, possib — — — — —	le alternatives may included - — — — — — — —	conservation. Soundness Tests
2 5 Genera	Why Incl/Excl of site imally supportive of the land of	•		lway line.						
4427.A2			0	М						
Document:				Site: 869/ASN	012 Land at Ab	ernant Road			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questi										Representation Text
		dded strain on	an already o						vays stated that this environn	
	ouncil's own declaration - a									
Item Question					- — — — — -	Reply				Soundness Tests
2 5	Why Incl/Excl of site im	proves sound	ness?				<b>.</b>			

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sl	now: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source 7	Type Mode Status	TREAT  Modified Petition of	EVIDENCE NO in parts Add'l SA		il Officer	Recommendation	Response
4427.A3			O M						
Document:			Sit	e: 1166/ASD002 NSA 7 - I	and at Robertstown/A	Abernant		PEX Session:	
Policy:			Мар:		Issue:				
Summary:									
Item Que	stion								Representation Text
spac of tw Prop whice incre	Support (Yes) or object development of housing on a see surrounding Abernant Rd, to parties i.e. Aberdare Develorties back on to the adjacer h is rate in the Abernant Rd arease risk of flooding (recent in ity, loss of trees, hedges, ag	greenfield site w Moss row and Of lopments at Rob- nt river and open area - already hig noidents support)	which was former p ffice houses should ertstown and North field. The new pla h density housing. In conclusion I of	d remain open space which in Glamorgan Health Trust with permits residential developen The open feel would be lost open to the proposed site for	was intended for (Planout consideration of lower tright up to the right and erode the green environmental consecutives.	anning Policy Wales how adjoining land s iver within feet of ex wedge/village chara quences leading to	s 2002). The should relate isting prope acter of this loss of ame	e boundary proposed conce e to the development. erty fencing. The current gre vicinity, it would adversely a nity, traffic and noise polluti	entrates on the interests een zone would be lost affect open space, on levels, visual
Item Questic	n				Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Generally supportive of the land development adjacent to Railway line.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status M	TREAT Modified Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
4428.A1			0	М						
Document:				Site: 1	1020/ASN101 Land at M	/laes y Dderwer	1		PEX Session:	
Policy:			Мар:			Issu	e:			
Summary:								 		
Item Que	stion						=====	 		Representation Text

- 1 3 4 Support (Yes) or object (No) to incl of site?
- 1. Our public park Parc Aberpennar is a greenfield site. Development of this site is contrary to Local Plan Proposals to create more opportunities for recreation and leisure purposes in the fight against obesity and a general improvement in health and well-being of the residents of Caegarw and RCT generally this land was given to the people of Mountain Ash in the early 50's to improve the recreation opportunities for war veterans who returned from active service, also retired miners who's health needed improving.
- 2. This site is inaccessible. Any developments would cause increased traffic that the current highway network would be incapable of supporting. Present car parking outside residents houses already restricts traffic movement.
- 3. Noise and light pollution would increase significantly.
- 4. If this site was to be lost to development it would reduce the quality of life to the residents and habitats such as the common lizard, green snakes, adders and slow worms.
- 5. The price the community would have to pay for this and other sites to be developed would be unacceptable the loss in amenity value is enormous "selling off" public recreation land is against National Guidance and should not be ever considered.
- 6. This site is classified as a SINC Special Interest in Nature Conservation which means that it is a good example of these things that need to be retained in the battle against climate change.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The inclusion would allow semi-bordering ancient woodland to be retained.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show:	(All representations)
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If th	is site was to be lost to develo	•							
	is site was to be lost to develo	pment it would r	educe the qu	dailty of the to the re	sidents and hat	mais meniioneu pievious	siy above.		
its				ality of life to the re	soldanta and bak	sitata mantianad praviaua	sly above		
The	e site is inaccessible - the infra completion 2 years ago.	structure (l.e. sc	hool, drainaç	ge, sewage, roads,	traffic increase)	is inadequate to support	t any development - Trei	m y Dyffryn below this site is	suffering from the outset of
	e price that the community wou ainst National Guidance and sh			her sites to be deve	eloped would be	unacceptable - the loss of	of amenity value would b	e enormous, also "selling of	f" public recreation land is
aga	s area is a greenfield site - De ainst obesity - The land was ori alth required improving.	•						•	· ·
De	velopment of this site would me	ean the loss of p	orotected spe	ecies e.g. grass sna	akes, slow worm	ns and adders together wi	ith various plants such a	s various ferns, lichens and	fungi.
1 3 - 4 The	4 Support (Yes) or object e site is of SINC status, helps to	` ,		te change.					
Item Que									Representation Text
Summary:					<u></u>				
Policy:			Мар:			Issue:			
Document:				Site: 1020/ASN	N101 Land at N	laes y Dderwen		PEX Session	:
4428.A2			0	М	Yes	420 🗌 🗎			
	Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	— — .	er Recommendation	Response
Rep'n No									

Why Incl/Excl of site improves soundness?

Taking away this land for development would be robbing the people of this area of one of the few amenities available to them and increase pollution from increase traffic which the areas infrastructure cannot satisfactorily cope with currently.

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Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to	show: (All repres	entations)								
Rep'n No	Accssn No Dat	e Lodged Late? Sour	ce Type Mod	e Status Modified	TREAT Petition of			ncil Officer	Recommendation	Response
4428.A3			0	М	Yes	478 🗌 🗎				
Document:				Site: 865/ASN	N102 Mountain	Ash General Hospita	al		PEX Session	:
Policy:			Мар:			Issue:				
Summary:										
Item Qu	estion						- — — — — -		- — — — — — —	Representation Text
2. 3. Boo	This site has SINC The village infrastrom The hospital grounds rough including blue The people of Moun Noise and light poll	ucture would be unable to s supports protected speebell wood.	o support any inclusion and inclusion were miners, nificantly.	des bats, adders, s	slow worms, gras	ss snakes and comm	on lizards. It also fo	orms part of	ne development would brin the ancient woodland - not ut the Valley, it forms part o	t many of which exist in the
Item Questi	 ion					Reply	. — — — — –			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion will allow the retention of valuable semi-natural ancient woodland together with the bluebell woods - now very rare. The proposal site does not consider "The Environment Strategy for Wales" e.g. Woodland, Biodiversity, Access and Recreation, also the Historic Environment.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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	(/ representations)										
Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE in parts Add	-		cil Officer	Recommendation	Response
4428.A4			0	М	Yes	478					
Document:				Site: 865/ASN	102 Mountain	Ash General Hos	spital			PEX Session	:
Policy:			Мар:			Issue	<b>)</b> :				
Summary:											
Item Qu	estion									<del></del>	Representation Text
SII <sup>n</sup> The Pa Pro ba The	pography of the land unsuitable NC site status. e site is inaccessible. e highway network is incapable rt of the hospital grounds from otected species on this land inc ts, bluebells, grass snakes, add e development of the site would evelopment of this site would me	e of supporting part of one of cludes: ders and slowed be contradiced the loss	ment.  Ing huge increas  If the few remain  In worms, wood  Inction to the curr  In of various ferns	anenome and com rent Local Biodivers	nmon lizards. sity Action Plan. es, lichens and fu	·	ould be an a	act of vandalis	sm to destro	y these irreplaceable fea	itures.
No	ise and light pollution would inc	rease signifi	icantly to the de	triment of the area.							
The	e village infrastructure cannot s	upport the as	ssociated incre	ase in population th	at this developn	nent would bring					
	e destruction of this area would w starting to recover.	diminish the	e quality of life o	f current residents,	tourists and adja	acent habitats. 7	Γhis is an ar	ea that has b	een scarred	by extensive industrialis	ation from which it is only
The	e hospital buildings are of cultu	ral and histo	rical importance	e to the people of th	ne Cynon Valley	- the hospital wa	s paid for b	y the people o	of the local o	community and forms par	t of our local heritage.
Item Quest	ion					Reply	,				Soundness Tests
2 5	Why Incl/Excl of site im	proves soun	dness?								
Wo	e proposed site does not take codland for Wales outcomes 7, odiversity: Priority Area 1				or Wales 2008-2	2011" specifically	r.				

Acces and Recreation: Priority Area 3
The Historical Environment: Priority Area 7.

The exclusion will allow the retention of valuable semi-natural ancient woodland and bluebell woods.

Europe-wide, bluebell woods are an extreme rarity.

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

Filtered to sh	now: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE in parts Add'l			ocil Officer	Recommendation	Response
4428.A5			0	М							
Document:				Site: 1099/AS	S054 Land at M	laes y Dderwen,	Aberffrwd			PEX Sessio	on:
Policy:			Мар:			Issue:					
Summary:											
Item Que	 stion		· <del></del>	- — — — — —							Representation Text
<ol> <li>T</li> <li>T here</li> <li>In othe</li> <li>T</li> <li>T</li> <li>N</li> </ol>	his site is classified as a SIN his site is inaccessible. The junction at Granville Terra or from Mountain Ash Hosp crease in traffic if developm repedestrians. The Caegarw area would not oise and light pollution would he topography of the land has	ice/Aberffrwd ital to the said ent progresse be able to sup d increase sig	Road - access junction along d would be unoport the incracinificantly to ev	s along Aberffrwd Rog Aberffrwd Road. able to cope with the ese in population - n veryone's detriment.	oad is restricted e present highwa to adequate infra	to just single file to y network and creater structure exists.	raffic and ve	ehicles hav	e to reverse	back down - no paveme	·
Item Questio	 n					Reply					Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of this site will allow the wildlife to be preserved - allowing the habitats such as fox, badgers, hedgehogs and protected species e.g. slow worms, adders, grass snakes and the common lizard, not to mention the many owls and woodpeckers, buzzards and sparrow hawks and nut hatchers in addition to the more commonly seen birds l.e. robins, thrushes, blackbirds, wrens, finches, sparrows etc. The exclusion will allow the retnetion of ancient woodland and a valuable habitat for endangered and protected species.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssr	No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE N in parts Add'l			cil Officer	Recommend	ation	Response
4428.A6			0	М	Yes	444 🔲 🗀	]					
Document:				Site: 1099/ASS0	54 Land at N	Maes y Dderwen, A	berffrwd			PE	Session:	
Policy:			Мар:			Issue:						
Summary:												
Item Question	<del></del>											Representation Te
1 3 - 4 Su	ıpport (Yes) or objec	t (No) to incl o	of site?									
The topograp	hy of this land is not	suitable for d	evelopment - p	poor, as classified by F	RCTCBC.							
The site is cla	assified as a SINC a	and assists in	tackling the fig	ght against global warm	ning.							
The site is in	accessible.											
significantly.  Many varietie  There is alrea	es of species types e ady lack of protection	e.g. birdlife, an	nimals, the con	n traffic, drains sewers mmon lizard and woodl ntain Ash Hospital to ha dangerous and hazardo	and - much b	eing protected wou Aberffrwd Road as t	ld be desti	oyed if dev	elopment w	ere to be allowe	d.	
tem Question						Reply			- — — —			Soundness Tes
2 5 W	hy Incl/Excl of site im	proves sound	lness?									
preserved, al	lowing a variety of ha	abitats e.g. the	e common liza	odland - which is not a ard, adders, slow worm need to be destroyed -	s, grass snak	ces also barn and ta	awny owls,	different va				
1429.A1			0	М								
Document:				Site: 1020/ASN10	01 Land at N	Maes y Dderwen				PE	Session:	
Policy:			Мар:			Issue:						
Summary:												
Item Question												Representation Te
	upport (Yes) or objectes are built, it will have	` '		ving and area. Also wi	ll have a huge	e impact of the towr	n and surro	ounding are	a. On wildlif	e and the childi	en.	

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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	TRE Modified Petition				cil Officer	Recommendation	Response
4429.A2			0	М							
Document:				Site	e: 865/ASN102 Mounta	ain Ash General Hos	spital			PEX Session:	
Policy:			Мар	):		Issue	<b>;</b> :				
Summary:											
Item Ques	==										Representation Text
1 3 - 4 If the	Support (Yes) or objects se houses are built, it will ha	` '		laily living and	l area. Also will have a l	nuge impact of the to	own and surrc	ounding are	ea. On wildli	fe and the children.	
4429.A3			0	М							
Document:				Site	e: 1099/ASS054 Land	at Maes y Dderwen	, Aberffrwd			PEX Session:	
Policy:			Мар	):		Issue	<b>;</b> :				
Summary:											
Item Ques	stion										Representation Text

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

If these houses are built, it will have a big affect on our daily living and area. Also will have a huge impact of the town and surrounding area. On wildlife and the children.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S		Officer	Recommendation	Response
4430.A1			0	М						
Document:				Site: 1020/AS	SN101 Land at M	laes y Dderwen			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que			- — — — —				. — — — — —			Representation Text
1 3 - 4 Istro	Support (Yes) or object ongly object to this site being	` ,		r the following reas	sons:					
The	Council has already acknowle	edged, in rej	ecting a previou	us planning propos	sal for this land, tha	at it should be designat	ed a Site of Importa	nce for Na	ature Conservation (SINC)	
The	site contains native bluebells	, a bat colony	y, an adder pop	oulation and badge	rs - All protected :	species.				
Nois	se and light pollution would be	increased.								
Afte	r decades of industrialisation	, the valley is	only just recove	ering environmenta	ally.					
Curi	rent residents quality of life wo	ould diminish								
The	village infrastructure cannot s	support increa	ased traffic con	gestion.						
The	effect on the landscape and b	oiodiversity w	ould be catasti	rophic.						
The	Council has already deemed	the site as u	nsuitable due to	o its topography.						
Item Questic	on		- — — — —			Reply				Soundness Tests
2 5	Why Incl/Excl of site im	proves soun	dness?							
	C2/C3 site does not take regard of <sup>*</sup>	1 'The Enviro	nment Strategy	for Wales 2008-2	.011' document sp	pecifically, inclusion of the	nis site contradicts:			
Woo	odlands for Wales - outcome	s 7, 8, 16, 18	, 19, 20, 21, 23	3, 27, 29, 35 and 3	6.					
Biod	diversity - Priority Area 1									
Acc	ess and recreation - Priority A	Area 3								
The	historic environment - Priority	/ Area 7								
A la	rge proportion of this docume	ent supports t	he rejection of t	this site.						

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

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Fillered to Stic	ow. (All representations)								
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		Recommendation	Response
4430.A2			0	М					
Document:				Site: 865/ASN	102 Mountain A	Ash General Hospital		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Quest	 tion								Representation Text
The vi After of The ho The g Increa Noise Currer	Support (Yes) or objectingly object to this site being sillage infrastructure cannot sillage infrastructure cannot sidecades of extensive industrospital building houses a corounds of the hospital, inclused demand on sewerage and light pollution would be not residents' quality of life woopography of the land has all	included in the support increase trialisation the plony of bats - iding the mixed and drainage e increased.	e RCT LDP fo sed traffic and Cynon Valley a protected sp d woodland, co systems incre	is only just beginnin becies. ontain vast areas po	g to recover env	e bluebells - a protected s	species.		
Item Question					- — — — -	Reply			Soundness Tests
						·			

2 5 Why Incl/Excl of site improves soundness?

C1/C2/C3 - This area of the Cynon Valley doesn't need 300+ new houses - spend the money on renovating neglected current housing stock. It cannot have undergone environmental assessment as the protected species have not been recognised. 'The Environment Strategy for Wales 2008-2011' is clearly applicable in rejecting the inclusion of this site contradicts outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36 (Woodland for Wales)

Biodiversity - Priority Area 1

Access and Recreation - Priority Area 3

Built Heritage - The Historic Environment - Priority Area 7

outcomes 1, 2, 3, 5, 6, 23, 24 and 26.

A large proportion of the document is relevant to site 102!!

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		icer Recommendation	Response
4430.A3			0	M					·
Document:		_		Site: 1099/ASS	S054 Land at N	Maes y Dderwen, Aberffrwd		PEX Session	n:
Policy:			Мар:			Issue:			
Summary:									
Item Qu	uestion								Representation Text
Th Th Th No Th Th	trongly object to this site being is site is a SINC as recognised e site contains known colonies to topography of the land has notice and light pollution would in e village infrastructure cannot sit development, following the past from which it is only just star	d by RCT Counts of bats, bluebeneant it has alructerase significations of the assertion of	ncil when it was bells, adders, to ready been de cantly to the de sociated incre ruction of this	as previously rejected ouzzards, badgers a demed unsuitable for etriment of the area.	nd as an ancier development by at this developm	t oak climax community, ma r RCT Council. nent would bring.	, ,		scarred by an industrial
Item Quesi	tion					Reply			Soundness Tests
2 5	Why Incl/Excl of site in	nproves sound	lness?						

Why Incl/Excl of site improves soundness?

C1/C2/C3 This site does not take regard of:

- 1. The Environment Strategy for Wales 2008-11' WAG document. Specifically, the inclusion of this site contradicts: Woodland for Wales outcomes: 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36
- Biodoversity Priority Area 1
- Access and Recreation Priority Area 3
- The Historical Environment Priority Area 7

A large proportion of this document demands the rejection of this site.

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

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Rep'n No	Acc	ssn No L	Date Lodge	ed Late?	Source	Туре Мо	de Status Modifie	TRE/ ed Petition o			RTHR EVID. SEA Repr Cou	ıncil Office	r Recommendation	Response
4431.A1						0	М							
Document:							Site: 1020/	ASN101 Land	at Maes y Dd	erwen			PEX Session	n:
Policy:						Мар:				Issue:				
Summary:														
Item Qu	<i>lestion</i>													Representation Text
The (SI The gra the The as	e Coun INC). e site is ass sna e landso e topog the qua	nst proposicil has access home to likes amore cape for a graphy of itality of life	a number get others t least 400 he land as is concerr	of species Te import years. well as the led for olde	cted a precond of flora and tance of the suitability of the conditions of the condit	and at Ma evious pla  nd fauna a the site ca  ty for any k ts and you ot effective	and includes amor in be attested by the kind of developme unger children.	r the site in 2008  ngst them bluebone fact that it is a  nt s poor. The confific which in tu	B. It was noted ells, bats, add a designated current standa	I at the time the state of the time the time the state of the time t	hat the site shows woodpeckers it woodland to fife are entained its of life are which the sissions which the site shows wh	ould be design, buzzards, consites (PAWS)	nated a Site for Important uckoos (which have declin S) which means that it has	ce for Nature Conservation  ned rapidly since 1994) and sheen a dominant feature of lare also beneficial insofar r strain will be placed on
Item Quest										Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of this site from the LDP is important as it is home to a number of species of flora and fauna. Furthermore happiness in life is something that should be cherished and the retention of this site creates a positive impact on an individuals outlook. This are however needs to be acknowledged further as it provides a valuable service for the dwindling wildlife as a result of climate change 'The Environment Strategy for Wales 2008-2011' would reject the inclusion of this site on 'Woodlands for Wales (outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36), biodiversity - Priority Area 1, Access and Recreation - Priority Area 3 as well as impacting no the Historic Environment of the area close by (Priority Area 7). Local Authority biodiversity plans would also contradict its inclusion.

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

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Rep'n No	Accssn No	Date Lodged	Late?	Source Ty	ype Mode	e Status Modifie	TREA ed Petition of			FRTHR EVID /SEA Repr C	-	Officer	Recommendation	Response
4431.A2					0	М								
Document:						Site: 865/A	SN102 Mountair	n Ash Gener	al Hospital				PEX Session	n:
Policy: Summary:					Мар:				Issue:					
Item Que	estion													Representation Text
The ack The for the The	e hospital site value hospital and to choose the hospital and to choose the hospital site value and the hospital s	was rejected fo the grouns itsel this hospital a of the site conta pecies such as e environment consuch traffic will	or housing of form are nd land values of such a of such a	g previously integral payas paid for discontinuous grant for discontinuous grant for the formatter of the fo	ly because art of the t or by them d and con dders, gras s such tha CO2 emis	e it classifies as towns built herita a. A moral respo atain bluebell woo as snakes, bats at the village infra asions which will	ge and biodivers nsibility is importands also which is (within hospital st	ity. The hard ant in this re- relatively rar ructure also) be able to su fect on air qu	dships endur spect. e in compari owls and cu upport more a	red by the pec ison to other p uckoos.	ple of t	the Cynon Europe.	Valley in the early 20th the woodland is also in	Century should be  nportant as it provides habitat  diff Road) every morning.
Item Questi	ion								Reply					Soundness Tests

Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP is important as this area is home to a number of species of flora and fauna. Furthermore, given other building areas within the Cynon Valley (Phurnacite Plant, Abercymboi and Ffordd Tirwaun/Tirfounder Fields, Cymbach) a saturation level is being reached. This area cannot have gone through any environmental assessment as there is very little acknowledgement of what exists. Further 'The Environment Strategy for Wales 2008-2011' would support the rejection of this site on C2/C3 - Consistency tests. Woodlands for Wales (7, 8, 16, 18, 19, , 20, 21, 23, 27, 29, 35 and 36) which notes that the inclusion would contradict these outcomes, biodiversity - Piority Area 1, Access and Recreation - Priority Area 3, Built Heritage - The Historic Environment - Priority Area 7 and outcomes 1, 2, 3, 5, 6, 23, 24 and 26.

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

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Rep'n No	Accssn No Date Loc	dged Late? Soul	rce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO Fi in parts Add'l SA/S		ncil Officer	Recommendation	Response
4431.A3			0	М						
Document:				Site: 1099/AS	S054 Land at N	laes y Dderwen, Aberff	rwd		PEX Session	:
Policy:			Мар:			Issue:				
Summary:										
Item Que	 stion			- — — — — —						Representation Text
- Th Con: - Th impo - Th facili	e Council has acknowle servation (SINC) and a e site is home to a num ortance of the site can be e topography of the lan ties such as Parc Abel e infrastructure of the v	edged - and rejected lso because it infring the attested to by the das well as the surpennar for the child lillage means that it	ed - a previous anged upon Par diora and fauna e fact that it is ustinability for a dren and the elective cannot efective	s planning proposal to Aberpennar which and includes among a designated Protection with the control of developments of the control of the con	for the site in 200 a was given to the gst them bluebel cted Ancient Wo nent is poor. The	e people of Mountain As ls, bats, adders, badger odland Site (PAWS) wh e current standards and	me that the site h for the use of s, woodpeckers ich means that t quality of life re	should be direcreation.  s, buzzards, on the woodland enhanced buyering air queen should be directly and the woodland the wering air queen should be directly and the woodland the woodland the woodland the woodland the wo	esignated a Site of Impor cuckoos, foxes, jackdaws I has been a prevalent fea y the flora and fauna as w uality and causing danger	, magpies and so forth. The ature for at least 400 years.
Item Questio	n — — — — — — — — — — — — — — — — — — —					Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of this site from the LDP is important as it is name to a number of species of both flora dn fauna. Furthermore happiness in life is tantamount and as such the retention of this site as it currently exists is important for future generations. A moral responsibility is also required as there exists a number of people for whom the park and woodland mean a great deal especially for recreational use with the former elements incorporation within the proposal running counter to national guidance. 'The Environment Strategy for Wales 2008-11' would reject the inclusion of this site on 'Woodlands for Wales' (outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36). Biodiversity - Priority Area 1, Access and Recreation - Priority Area 3 and the Historic Environment (Priority Area 7) also. Local Authority biodiversity plans reject this.

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Source Ty	vpe Mode S	tatus Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/	— — .	Officer	Recommendation	Response
4432.A1			0	M						
Document:				Site: 1020/ASN	N101 Land at M	aes y Dderwen			PEX Session:	
Policy:		I	Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
This The Noi	Support (Yes) or object to this site being a site is a SINC as recognised a site contains known colonies are and light pollution would be a village infrastructure cannot a development, following the development, following the development.	included in the RC d by the Council wh of bats, bluebells, e increased signific support the associa	T LDP becan nen it previou adders, bad cantly to the cated increase	sly rejected a pla gers and as an a letriment of the a in population th	ancient oak clima rea. at this developm	ent would bring.				ı industrial past from
whi	ch it is only just starting to rec	over. — — — — — -								
Item Questi	on					Reply				Soundness Tests
2.5	Why Incl/Excl of site in	nproves soundness	;?							

C2/C3 - The sites does not take regard of :

The Environment Strategy for Wales 2008-2011 document, specifically, inclusion of this site contradicts:

- Woodland for Wales outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36.
- Biodiversity Priority Area 1
- Access and Recreation Priority Area 3
- The historic Environment Priority Area 7.

A large proportion of this document demands the rejection of this site.

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

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA	ncil Officer	Recommendation	Response
4432.A2			0	М					
Document:				Site: 865/ASN1	102 Mountain A	sh General Hospital		PEX Session:	
Policy: Summary:			Мар:			lssue:	 		
Item Qu	estion								Representation Text
Thi the Thi No Thi	Support (Yes) or object onrigly object to this site being is site was given to the people. Community not detract from it is e site contains known colonies is and light pollution would ince village infrastructure cannot is shistoric uilding should be cortically object.	of Mountain A  of protected s  craese signific  support and ru	RCT LDP be sh by Lord Ab species such a cantly to the de n off water wo	perdare and the Hosp as bats and bluebells etriment of the area. ould present a real da	s. anger to other re	sidents, increase in			ty and provide benefit to
Item Quest	ion					Reply	 		Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

C2/C3 - This LDP contradits the Environment Strategy for Wales 2008-2011 document, specifically:

- Woodlands for Wales 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36.
- Biodiversity Priority Area 1
- Access and Recreation Priority Area 3
- Built heritage the historic environment Priority Area 7.

Questions must be asked as to why RCT feeld it appropriate to demolish a historic building paid for by the Community, rather than upgrading existing empty housing stock - financial gain seems to be the only motive.

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

Filtered to	show: (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	e Status Modified	TREAT Petition of			FRTHR EVIL /SEA Repr (		Officer	Recommendation	Response
4432.A3			0	М								
Document:				Site: 1099/AS\$	S054 Land at N	∕laes y Dde	rwen, Aber	ffrwd			PEX Session:	
Policy:			Мар:				lssue:					
Summary:												
Item Que	estion			· <del></del>								Representation Text
- T - T - N - T - T	Support (Yes) or object rongly object to this site being this site is a SINC as recognisthe site contains known colonical loise and light pollution would the village infrastructure cannot the development, following the light it is only just starting to recognitions.	included in the ded by the Coles of bats, bluncrease signst support the destruction of the coles of the destruction of the dest	the RCTLDP be buncil when it produced when it produced the sub- duced when it produced when the sub- duced when the	reviously rejected a page of the area of t	and as an ancional.  a.  that this develop	ent oak clim	d bring.	, ,	Ç			in industrial past from
Item Questi	ion					R	eply					Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

C1/C2/C3 The site does not take regard of:

The Environment Strategy for Wals 2008-11 Document Specificalt, inclusion of this site contradicts:

- Woodland for Wales outcomes 7, 8, 16, 18, 19, 20, 21, 23, 27, 29, 35 and 36
- Biodiversity Priority Area 1
- Access and Recreation Priority Area 7

A large proportion of this document demands the rejection of this site.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status Modif	TREAT ied Petition of	EVIDENCI in parts Ad		cil Officer	Recommendation	Response	
4433.A1			0	M							
Document:				Site: 939/	ASN178 Land at Bu	arth y Capel			PEX Session:		
Policy:			Мар:			Issi	ıe:				
Summary:											_
Item Ques										Representation Text	

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

#### Congestion of Traffic

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

#### **Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).

The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	s Modified Pe	TREAT etition of		-	-	HR EVID. Repr Coun	cil Officer	Recommendation	Response
4433.A2			0	М									
Document:				Si	te: 1034/ASS087	Land at Bu	ıarth y Cap	pel				PEX Session:	
Policy:			Мар	):				lssue:					
Summary:													
Item Ques	stion				·			<u></u>	<b></b>	- <del> </del>			Representation Text

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

#### Congestion of Traffic

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space: to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

#### **Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).

The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

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

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	— — .	I Officer	Recommendation	Response			
4434.A1			0	М									
Document:				Site: 1020/ASI	N101 Land at N	laes y Dderwen			PEX Session:				
Policy:			Мар:			Issue:							
Summary:													
Item Que	stion									Representation Text			
The are plan plan This tran	1 3 - 4 Support (Yes) or object (No) to incl of site?  The site concerned is some 2.66 hectares which includes Aberpennar Park. I feel that if included in the new LDP this park would be lost for leisure usage to both current and future generations. This are has recently seen new development in the form of the recent Trem y Duffryn residential site, land which was formerly designated for leisure usage before Trem y Duffryn development was granted planning permission. To lose another prime leisure usage area would be of detriment to the people of Mountain Ash, and would somewhat go against policies included within the RCT CBC community plan, towards out living space, the health of our communities and health promotion of both young and old alike.  This area is also within a Special Landscape Area, namely the Cynon Valley Northern Slopes (NSA 25.5). Any development within the proposed new site I feel, would have a major impact on the tranquillity, topography and valley landscape which is like the backdrop of this area, needless to say the possible impact it may have on flora, fauna and its various habitat's.  It must be noted that this site is adjacent to and adjoins a proposed alteration to the settlement boundary, site AS(N) 102 Mountain Ash General Hospital (also within policy NSA 25.5), and if both sites are adopted into any new LDP, would have a combined size of some 6.11 hectares.												
Item Question	on					Reply			<del> </del>	Soundness Tests			

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site would improve the soundness of the LDP as it does not have regard to the RCT community plan. The Deposit Draft LDP has already identified the site as a special landscape area, and this proposed alternative site does not hold regard to strategies in surrounding and adjoining areas. Ifeel that the Deposit Draft LDP has identified sufficient strategic and non-strategic sites, over the lifespan of the new proposed LDP, for the residential growth of the Northern Strategy Area.

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will be destroyed.

## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	Status Modifie	TREAT ed Petition of	EVIDENCE NO in parts Add'l SA			Recommendation	Response
4434.A2			0	М						
Document:				Site: 865/A	SN102 Mountain A	Ash General Hospital			PEX Session:	
Policy:			Мар:			Issue:				
Summary:		·								
Item Ques	tion									Representation Text
any d adopi sensa It mus have If an a devel	a major impact on the flora, evelopment would have sim ted the Dyffryn Woods would tive to change.  It be noted that this site is a combined size of 6.11 he alternative id sought then a propment and the Dyfryn Wood on those points mentione	nilar effects to to d have resider djacent to and ctares.	hose mention tial developm adjoins a pro on would be to SA 12 or a small	ed above on the ents on either side posed new site A move the settler aller sizes developed.	Dyffryn Woods, esp de, meaning that the AS(N) 101 Land at I ment boundary towa opment may then be	pecially as it is already woods would totally le Maes y Dderwen (also ards the current hospit be better suited to the ho	bordered by ose any remo within policy al buildings, v	a recent new deteness and tran  NSA 25.5), and  with the mature v	evelopment (Trem-y-Dyffryn quility it has left. It is an ar if both sites are adopted i voodland acting as a "buffe	n). If this proposal is ea that is particularly  nto any new LDP, would  er" between any
Item Question					- — — — — —					Soundness Tests
2 5	Why Incl/Excl of site in	nproves sound	ness?							
alread	xclusion of the site would in dy identified the site as a sp has identified sufficient stra	ecial landsca	oe area, and t	nis proposed alte	ernative site does n	ot hold regard to strate	egies in surro	unding and adjo	ining areas and its setting	Deposit Draft LDP has  I feel that the Deposit Draft
4435.A1			0	M						
Document:				Site: 1020/	ASN101 Land at N	laes y Dderwen			PEX Session:	
Policy:			Мар:			Issue:				
Summary:		· <u></u>								
Item Ques	tion									Representation Text
	Support (Yes) or object strongly to the land at Mane noise and light pollution w	es-y-Dderwen	being used fo							

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn	No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l S.			icer Recon	nmendation	Response
4435.A2			0	M							
Document:				Site: 865/ASN1	102 Mountain A	sh General Hospita				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Question			- <u> </u>								Representation Text
1 3 - 4 Su	pport (Yes) or objec	t (No) to incl of s	ite?								
and light pollu	ition would be detrin	nental to the well	being of the	local residents. The	ere are many sp		ildlife in the				e. The increase in noise memory of the miners
4435.A3			0	М							
Document:				Site: 1099/ASS	3054 Land at M	laes y Dderwen, Abo	erffrwd			PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Question											Representation Text
I object most The area is m	pport (Yes) or object strongly to the Park nuch used by childre ing area is habitat to	area being used	for housing	any people walk in th	nis area for pleas	sure. croyed and it would h	ave a catas	strophic affect or	n the landscap	pe and the now pea	aceful area.
4436.A1			0	М							
Document:				Site: 1020/ASN	N101 Land at M	laes y Dderwen				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Question					. — — — <del>—                              </del>						Representation Text
1 3 - A Su	innort (Yes) or object	t (Na) to incl of s	ito?								

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

Why is it necessary to destroy Aberpennar Park and the surrounding woodland to build houses that the village cannot support there is no other park for the residents of Caegarw. Why has this one been run down and now to be built on. This should be a site of importance for nature conservation.

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

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Rep'n No Accssn No Date Lodg	ned Late? Source	ce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO Fin parts Add'l SA/			Recommendation	Response
4436.A2		0	М						
Document:			Site: 865/ASN	102 Mountain A	Ash General Hospital			PEX Session:	
Policy:		Мар:			Issue:				
Summary:			- <u></u> - <u></u>		<u></u>		<u></u>		
Item Question									Representation Text
1 3 - 4 Support (Yes) or o This site is a beautiful part of be more development of hous	Mountain Ash that	t should not be						ding what goes there. There	e should and need not
4437.A1		0	M						
Document:			Site: 1020/ASI	N101 Land at M	laes y Dderwen			PEX Session:	
Policy:		Map:			Issue:				
Summary:	- <u></u> - <u></u> -		- <u></u>		<u></u>		<del></del>		·
Item Question									Representation Text
1 3 - 4 Support (Yes) or o	,								
1. This area has been a park	for the people of	Mountain Ash	for many years.						
2. Green areas are being too	o readily destroyed	d to build hous	ses to the detriment	of the local popu	lation.				
3. Use brownfield sites in pre	eference to greenf	ield.							
4. Road capacity, the valley	can't cope with the	present with	out adding this volun	ne of cars.					
5. Do the people of Mountain	n Ash need these I	houses or will	incomes from Card	iff or Swansea bu	uy them.				
6. The loss of valuable wood	land which is hom	e to native blu	uebells, adders, slow	worms and bats	s, some of which are p	rotected spec	cies.		
7. Global warming, many wo	ods are being cut	down to make	e corporations profit						
Item Question				- — — — — - 	Reply	- — — — - 	_		Soundness Tests

Why Incl/Excl of site improves soundness?

he site should be designated a "Site of Importance for Nature Conservation" The park should be developed for the use of local people. The hospital should be changed into a large health centre again for the good of local people.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	ode Status Modified	TREAT Petition of		_	-	HR EVID. \ Repr Coun	cil Officer	Recommendation	Response
4438.A1			0	М								
Document:				Site: 939/ASN	l178 Land at Bu	ıarth y Cap	el				PEX Session:	
Policy:			Мар:				Issue	:				
Summary:												
Item Que	stion						<u></u> -					Representation Text

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

#### Congestion of Traffic

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

#### **Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

Its location is close to the centre of the village making it easy for pedestrian access (The location of the proposed site will encourage additional traffic flows because of its remote location).

The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type N	∕lode Status M	TREAT Modified Petition of	-	_	FRTHR EVID. /SEA Repr Coun	cil Officer	Recommendation	Response
4438.A2			0	М							
Document:				Site:	1034/ASS087 Land at	Buarth y Cape				PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:											
Item Ques	 stion										Representation Text

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of				HR EVID. \ Repr Coun	ncil (	Officer	Recommendation	Response
4439.A1			0	М										
Document:				Site	e: 939/ASN17	78 Land at Bu	arth y Cap	el					PEX Session:	
Policy:			Мар	:				lssue:						
Summary:														
Item Que	stion								<u> </u>					Representation Text

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

#### Congestion of Traffic

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Лode Status I	Modified Pe	TREAT tition of	EVIDENC in parts A		-	cil Office	er Recommendation	Response
4439.A2			0	М								
Document:				Site:	1034/ASS087	Land at Bu	uarth y Cape				PEX Session:	
Policy:			Мар:				lss	ue:				
Summary:										 		
Item Ques	 stion									 		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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE/	THR EVID. A Repr Council Officer	Recommendation	Response
4440.A1			0	M					
Document:				Site: 1020/ASN	N101 Land at M	laes y Dderwen		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques									Representation Text
1 3 - 4									
The I built		rt which is m	nuch needed in t	he area. The entire	area is full of his	storic trees, rare birds, ani	mals and plants and shou	ld be managed as a nature re	eserve and certainly not
Item Questio	n — — — — — — — — — — — — — — — — — — —					Reply			Soundness Tests
2 5	Why Incl/Excl of site im	proves sour	ndness?						
The	suggestion of building house	s directly be	neath a coal tip	frankly beggars beli	ef!				
4440.A2			0	M					
Document:				Site: 865/ASN	102 Mountain A	Ash General Hospital		PEX Session:	
Policy:			Мар:			Issue:			
Summary:									
Item Ques									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?						
	land is of special importance den military ships.			trees which were a	•	•	traight and were planted t	o provide long straight board	s for the then buildin of
Item Questio	 n					Reply			Soundness Tests
2 5	Why Incl/Excl of site im	proves sour	ndness?						

The inclusion would have a disasterous effect on the area adding extra strain on an already struggling drainage system and natural watercourses which flood regularly.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

i illered to sire	w. (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FF in parts Add'l SA/S		ncil Officer	Recommendation	Response
4441.A1			S	М						
Document:				Site: 1020/AS	N101 Land at	Maes y Dderwen			PEX Session:	:
Policy:			Мар:			Issue:				
Summary:										
Item Ques										Representation Text
1 3-4	Support (Yes) or object	t (No) to incl o	of site?							
The e	xisting housing is 98% hom	ogenous I.e. s	stone built, late	e Victorian/early Ed	wardian vernac	ular architecture - worthy o	of designation	as a 'conser\	ation area'.	
move	oad network in the village is ment per day, 1200 vehicles residents	, ,	•	, ,		•				
The in	npact on the woodland area	which curren	tly lies to the N	N/NE of the village h	nas important ar	nenity value/value as a ha	bitat for protec	ted species	all of which would be des	stroyed.
Item Question						Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

P1: This proposal has not been developed in conjunction with a 'Community Involvement Scheme'

CE2: The proposal is not appropriate - existing vernacular dwellings in Mountain Ash should be updated for modern habitation (as at Penrhiwceiber) to preserve the historic built environment and architectural heritage of the Cynon Valley.

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Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	show: (All	representations)										
Rep'n No	Accssn I	No Date Lodged	Late? Sou	rce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE in parts Add'l		—	ocil Officer	Recommendation	Response
4441.A2				0	М							
Document:					Site: 865/ASN	102 Mountain	Ash General Hos	oital			PEX Session:	
Policy:				Мар:			Issue:					
Summary:												
Item Que	estion											Representation Text
The the Dyf	e hospital was woods sur native, prot fryn Road is buid additio	ected species sho s not of a sze to ac	I residents to ital site area ould ontinue to commodate s on this site	be used by the ecologically sp o be preserved increased road	ecial and should be and encouraged. I traffic - an expansi	on of the road w	ould encroach on	Dyffryn Wo	oods and St	one Circle.	the re-use of the hospital fo	ŕ
Item Questi	ion	· <u>— — — — —</u>			· <del></del> _		Reply					Soundness Tests
2 5	Why	/ Incl/Excl of site im	nproves sour	ndness?								

This site should not be included in the LDP for residential purposes under P1 as the community have not been involved in a consultation process on the matter.

CE2: The strategy is not realistic or appropriate as infill housing in a 98% homogenous, local vernacular area of asthetic merit.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	ode Status Modifi	TREAT ed Petition of	_	-	RTHR EVID. SEA Repr Coun	ocil Officer	Recommendation	Response
4442.A1			0	М							
Document:				Site: 939/A	SN178 Land at Bu	arth y Capel				PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:											
Item Que	stion										Representation Text

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

### Congestion of Traffic

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Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

#### **Public Utilities**

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The Lady Windsor Site would provide the perfect opportunity to introduce a bypass road around the heart of the village to assist in reducing the traffic load in the centre of the village and reduce the risk to both vehicles and pedestrians using them.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Filtered to	show: (All representations)											
Rep'n No	Accssn No Date Lodged	Late? Source 7	Гуре Mode S	Status Modified	TREAT Petition of		NO FRTHR EVIL SA/SEA Repr C		cer Reco	mmendation	Respo	nse
4442.A2			0	М								
Document:				Site: 1034/ASS	S087 Land at B	uarth y Capel				PEX Sessio	on:	
Policy: Summary:			Мар:			lssue:						
Item Qu												Representation Text
Ma cor The Sai (wh cha The Rei Pul Se on Lac Its I	Support (Yes) or object angestion of Traffic por issue - The road network was gested roads are already taken as substantial increase in traffic feguarding the natural environment or represent their public) need aracter of the village.  The removal of public allotments althy life style working these gas moval of an ecologically importable Utilities werage network and culverts the local residents if this development of the contraction is close to the centre of the Lady Windsor Site would proport which the proportion of the proportion of the proportion of the contraction of the proportion of the propor	ithin the village wing alternative rou flows from this promet e.g. S.I.N.C. to have fully respondered to have fully respondered to have prometant area of open.  The current network opened is allowed the village make vide the perfect of the village make vide the village make vide vide the perfect of the village make vide the village make vide vide vide vide vide vide vide vid	with its on street, the street the need to proceed. The need to proceed the need to proce	ne side streets incelopment would full reached for Nature (end to retain this importance) eradicate the end to retain this importance of the end to retain the end to retai	creasing safety protection of the community interest and mental charge and flood use site combinities (The location of the content of the community interest and mental charge and flood use site combinities (The location of the content of the cont	roblems further. the traffic proble e protection of the proservation & sportaction that these health of the local in time of heavy and residential, experted the proposed.	ms and produce a nis site from the pro- ecial landscape and e facilities have end al residents a theor rain; it is therefore ducation, communi- site will encourage	n increased ropposed developsed developsed developsed that the procouraged for ry, which is sugging to flood ty and workshadditional tra	risk to the solopment is a coposed design and general supported by distance from the facilities of the	afety of the village fully appropriate evelopment would reations; together the government requent intervals s.	ge residents.  and warranted. d take away from r with the healthy t strategy of hea and with increa	The Council m the // eating and // eating living.  sed impact
4443.A1			0	M		_						
Document:				Site: 939/ASN	178 Land at Bu					PEX Sessio	on:	
Policy:			Map:			lssue:						

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of	EVIDEI in parts				l Officer	Recommendation	Response
4443.A2			0	М									
Document:				Site	: 1034/ASS	087 Land at B	uarth y Ca	pel				PEX Session:	
Policy:			Мар	•				Issue:					
Summary:										 			
4444.A1			0	М					] [				
Document:				Site	: 1020/ASN	101 Land at M	laes y Dde	rwen				PEX Session:	
Policy:			Мар					lssue:					
Summary:										 			
Item Ques	stion			_ <u> </u>						 			Representation Text

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

We wish to object to this proposal. In support of our objections we make the following observations.

There is only one consideration in the interest of the RCT Authority. Get planning permission on the land to increase its value on he open market.

We do not believe that RCT can demonstrate a need for this development. RCT Borough Council has abdicated its responsibility to provide social housing by the transfer of all its housing stock to RCT Homes. Therefore it follows that the Authority does not need to build any more houses. This would seem to be supported by the fact that in January 2009 RCT Homes had 588 empty properties. (Not all in Caegarw we admit). There are still in excess of 500 empty dwellings held by RCT homes. Consider also the permissions already granted for the development of a huge housing complex at Tirfounder Fields in Cwmbach just two miles away.

We would challenge the right of RCT Borough Council to sell this land to any private developer. The land was "donated" to the people of the Cynon Valley. Each subsequent Local Authority have merely been custodians. Now is not the time to discuss how well they have discharged that obligation however.

What of the land? Your proposal would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare species of fauna and flora are to be found here. There is a precedent here in Caegarw when Newtown woods were destroyed for the construction of Troes-Coed. Even though we were told there would only be a clearing of some brushwood.

The Authority likes to boast of its expenditure in the land reclamation of the former Navigation Yard. Now they wish to destroy woodland? This is not in the interest of the local population. What price global warming?

There is an abundance of wildlife on this site. These will be moved and or destroyed. A thriving bat colony resides in the area. Surely these are a protected species?

In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was threatening the area you propose to develop. How long before this application rears its ugly head again?

Consider the implication on the roads infrastructure in the area. Many streets in Caegarw have made "one way" as they were unable to cope with the volume of traffic. Especially when schools open and close.

A survey of conditions as traffic struggles to exit from, both Dyffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.

The residents of the Cynon Valley, and they alone, must decide by democratic process fate and future of this area.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	ode Status Mo	TREAT dified Petition of		-	-	THR EVID. A Repr Cour	cil Offic	cer R	ecommendation	Response
4444.A2			0	М			[						
Document:				Site: 86	5/ASN102 Mountain A	sh General	Hosp	ital				PEX Session:	
Policy:			Мар:			ŀ	ssue:						
Summary:													
Item Que	 stion												Representation Text

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

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We would challenge the right of RCT Borough Counil to sell this land to any private developer. The land was "donated" to the people of the Cynon Valley. Each subsequent Local Authority have merely been custodians. Now is not the time to discuss how well they have discharged that obligation however.

The hospital buildings must have merit in inclusion in "Building of historical interest" What is left of historical interest in Mountain Ash? Consider the loss of the Nixon's Hall, the swimming pool just two examples. There are many uses to which these buildings could be put. Perhaps a museum, a centre for outdoor activities etc. We area sure thee must be other residents of the valley with more fertile imaginations than us.

What of the land? Your proposal would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare species of fauna and flora are to be found here. There is a precedent here in Caegarw when Newtown woods were destroyed for the construction of Troes-Coed. Even though we were told there would only be a clearing of some brushwood.

The Authority likes to boast of its expenditure in the land reclamation of the former Navigation Yard. Now they wish to destroy woodland? This is not in the interest of the local population. What price global warming?

There is an abundance of wildlife on this site. These will be moved and or destroyed. A thiving bat colony resides in the area. Surely these are a protected species?

In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was theatening the area you propose to develop. How long before this application rears its ugly head again?

Consider the implication on the roads infrastructure in the area. Many streets in Caegarw have made "one way" as they were unable to cope with the volume of traffic. Especially when schools open and close.

A survey of conditions as traffic struggles to exit from, both Dyffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.

The residents of the Cynon Valley, and they alone, must decide by democratic process fate and future of the former Mountain Ash General Hospital.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type Me	ode Status Modified	TREAT Petition of	EVIDENCE in parts Add'i	-	cil Officer	Recommendation	Response
4444.A3			0	М						
Document:				Site: 1099/ASS	S054 Land at M	laes y Dderwen,	Aberffrwd		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion			<del></del>				 		Representation Text

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

We wish to object to this proposal and in support of our objection we make the following observations.

Surely this site was considered for development some years ago. It was objected to then and subsequently withdrawn? Has anything changed?

We do not believe that the developers can demonstrate a need for this development. Consider the permissions already granted for the development of a huge housing conplex at Tirfounder Fields in Cwmbach just two miles away.

These proposals would necesitate the destruction of mature woodland. This is an area of outstanding atural beauty. Many rare species of fauna and flora are to be found here, Now they wish to destroy woodland? This is not in the interests of the local population. What price global warming?

There is an abundance of wildlife on this site. These will be moved and or destroyed. A thriving bat colony resides in the area. Surely these are a protected species?

In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was threatening the area that it is proposed to develop. How long before this application rears its ugly head again?

Consider the implications on the roads infrastructure in the area. Many streets in Caegarw have been made "one way2 as they were unable to cope with the volume of traffic. Especially when schools open and close.

Asurvey of conditions as traffic struggles to exit from, both Duffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.

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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accss	n No Date	e Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		CE NO FR' Add'I SA/SE	—	ncil Officer	Recommendation	Response
4445.A1					0	М								
Document:						Site	: 1020/ASN	N101 Land at I	Maes y Dderv	ven			PEX Session:	
Policy: Summary:					Ma	p:			ls	sue:				
Item Que	estion													Representation Text
The Sew Ren Eco	ere have a werage, c moval of a ological a	already bedrainage as current condensity	en numero nd flooding ommunity l	us accid g issue, v based ar pact by r	lents on Duffr which already rea, bowling emoving esta	s site would ger yn Road this ye y is an issue on greens/park etc ablished woodla )101 should be	ar with traffi the Trem y !! and which co	Duffryn site!! ontains protecte	ed species!			ld only make	this worse.	
Item Questio	on								Re	ply				Soundness Tests
2 5 P2 C1 CE2		/hy Incl/Ex	ol of site im	nproves	soundness?									

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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4445.A2			0	М						
Document:				Site: 865/ASN1	102 Mountain A	sh General Hospital			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Questic	on			···· ···· ··· ··· ··· ··· ··· ··· ···					<del></del>	Representation Text
There h Sewera Remov Mounta Commi	Support (Yes) or object roads cannot cope with the ave already been numero age, drainage and flooding al/destruction of a historical in Ash General Hospital wunity Centre, swimming posical and environmental impairs	ne extra traffic us accidents of g issues, which ally significant was funded by tool, adult educa	that this site wo on a Dyffryn Roa n already is an i building, which public money si ation centre s	ad this year with tra ssue on the Trem-y contains an establ urely this area shou turely something tha	y-Dyffryn site!! ished bat colony ild provide supp at brings the pec	ort for the community, the	e site should provide	something for a	all of the people of N	lountain Ash to enjoy.
ltem Question						Reply				Soundness Tests
2 5 P2 C1 CE2	Why Incl/Excl of site im	nproves sound	ness?							

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Me	ode Status Modifie	TREAT ed Petition of			FRTHR EVID. ⁄SEA Repr Coun	cil Officer	Recommendation	Response
4446.A1			0	М							
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Item Ques	stion	<u></u> -						<del></del>		<del></del>	Representation Text

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

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Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

The substantial increase in traffic flows from this proposed development would further exacerbate the traffic problems and produce an increased risk to the safety of the village residents.

Safeguarding the natural environment e.g. S.I.N.C. Site of Importance for Nature Conservation. The protection of this site from the proposed development is fully appropriate and warranted. The Council (who represent their public) need to have fully respected the need to retain this important nature conservation & special landscape area that the proposed development would take away from the character of the village.

The removal of public allotments - The removal of these will the (sic) eradicate the community interaction that these facilities have encouraged for many generations; together with the healthy eating and healthy life style working these gardens have promoted.

Removal of an ecologically important area of open space; to the detriment of physical and mental health of the local residents a theory, which is supported by the government strategy of healthy living.

#### **Public Utilities**

Sewerage network and culverts - The current network of sewers and culverts surcharge and flood in time of heavy rain; it is therefore going to flood at more frequent intervals and with increased impact on the local residents if this development is allowed to proceed.

Lady Windsor Brownfield Site is ready and is currently being promoted as a mix use site combining residential, education, community and workshop facilities.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	s Modified Pe	TREAT etition of		_	-	HR EVID. Repr Coun	cil Officei	Recommendation	Response
4446.A2			0	М									
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### Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mo	ode Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
4447.A1			0	М						
Document:				Site: 1020/ASN	101 Land at M	aes y Dderwen			PEX Session:	
Policy:			Мар:			Issue				
Summary:										
Item Ques								 		Representation Text

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

We wish to object to this proposal. In support of our objections we make the following observations.

There is only one consideration in the interest of the RCT Authority. Get planning permission on the land to increase its value on he open market.

We do not believe that RCT can demonstrate a need for this development. RCT Borough Council has abdicated its responsibility to provide social housing by the transfer of all its housing stock to RCT Homes. Therefore it follows that the Authority does not need to build any more houses. This would seem to be supported by the fact that in January 2009 RCT Homes had 588 empty properties. (Not all in Caegarw we admit). There are still in excess of 500 empty dwellings held by RCT homes. Consider also the permissions already granted for the development of a huge housing complex at Tirfounder Fields in Cwmbach just two miles away.

We would challenge the right of RCT Borough Council to sell this land to any private developer. The land was "donated" to the people of the Cynon Valley. Each subsequent Local Authority have merely been custodians. Now is not the time to discuss how well they have discharged that obligation however.

What of the land? Your proposal would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare species of fauna and flora are to be found here. There is a precedent here in Caegarw when Newtown woods were destroyed for the construction of Troes-Coed. Even though we were told there would only be a clearing of some brushwood.

The Authority likes to boast of its expenditure in the land reclamation of the former Navigation Yard. Now they wish to destroy woodland? This is not in the interest of the local population. What price global warming?

There is an abundance of wildlife on this site. These will be moved and or destroyed. A thriving bat colony resides in the area. Surely these are a protected species?

In recent years there have been many attempts to obtain permission to extract coal from the tip that is on the mountainside above this site. Indeed the owners of that tip tried to say the tip was unstable and was threatening the area you propose to develop. How long before this application rears its ugly head again?

Consider the implication on the roads infrastructure in the area. Many streets in Caegarw have made "one way" as they were unable to cope with the volume of traffic. Especially when schools open and close.

A survey of conditions as traffic struggles to exit from, both Dyffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.

The residents of the Cynon Valley, and they alone, must decide by democratic process fate and future of this area.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Mode Status Modified	TREAT Petition of		_	-	HR EVID. A Repr Coun	cil Officer	Recommendation	Response
4447.A2			0	М								
Document:				Site: 865/ASN	l102 Mountain A	Ash Genera	al Hosp	oital			PEX Session:	
Policy:			Мар:				Issue:					
Summary:												
Item Que	stion					<del></del>						Representation Text

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We would challenge the right of RCT Borough Counil to sell this land to any private developer. The land was "donated" to the people of the Cynon Valley. Each subsequent Local Authority have merely been custodians. Now is not the time to discuss how well they have discharged that obligation however.

The hospital buildings must have merit in inclusion in "Building of historical interest" What is left of historical interest in Mountain Ash? Consider the loss of the Nixon's Hall, the swimming pool just two examples. There are many uses to which these buildings could be put. Perhaps a museum, a centre for outdoor activities etc. We area sure thee must be other residents of the valley with more fertile imaginations than us.

What of the land? Your proposal would necessitate the destruction of mature woodland. This is an area of outstanding natural beauty. Many rare species of fauna and flora are to be found here. There is a precedent here in Caegarw when Newtown woods were destroyed for the construction of Troes-Coed. Even though we were told there would only be a clearing of some brushwood.

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A survey of conditions as traffic struggles to exit from, both Dyffryn and Troedyrhiw Roads, onto the A4059 will reveal that saturation point has already been reached.

The residents of the Cynon Valley, and they alone, must decide by democratic process fate and future of the former Mountain Ash General Hospital.

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REPR	ESENTATION DETAIL by	: Represent	tation No			Rhonde	da Cynon i	Taf Cou	nty Borough Coun	ncil Local Development Plan
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Rep'n l	No Accssn No Date Lodged	Late? Sourc	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA		cil Officer	Recommendation	Response
4447.A	3		0	М						
Docum	ent:			Site: 1099/AS	S054 Land at N	Maes y Dderwen, Aberffrwd			PEX Session	n:
Policy:			Мар:			Issue:				
Summa	ıry:									
Item	Question						· <del></del>	- <u> </u>		Representation Text
4448.A	3 - 4 Support (Yes) or object We wish to object to this proposal Surely this site was considered fo We do not believe that the develo in Cwmbach just two miles away. These proposals would necessita destroy woodland? This is not in There is an abundance of wildlife In recent years there have been m and was threatening the area that Consider the implications on the r open and close. A survey of conditions as traffic st	and in support development overs can demote the destruction this site. The any attempts it is proposed oads infrastruction and	rt of our object It some years onstrate a hug tion of mature the local popul these will be in to obtain perior to develop. Incture in the ar	ago. It was objecte ge need for this devi e woodland. This is ulation. What price moved and or destro mission to extract co How long before this rea. Many street in o	ed to then and surelopment. Conson an area of outstaglobal warming?  byed. A thriving to bal from the tip the sapplication reaccaegarw have be	ibsequently withdrawn? Has sider the permission already anding natural beauty. Man ebat colony resides in the are nat is on the mountainside a ars its ugly head again? een made "one way" as the	y granted for the syrare soecies ea. Surely the above this site.	he developing a sof fauna a see are a promote indeed the set of th	nd flora are to be found hotected species. e owners of that tip tried to the the volume of traffic.	nere, Now they wish to to say the tip was unstable
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1 3 - 4 Support (Yes) or object (No) to incl of site?

Summary:

Item Question

The general infrastructure clearly does not support large scale residential development. The rush hour traffic is already impossible and will be worse with the new expanding hospital. The bottom of the hill at Trem y Dyffryn is prone to flooding and could not take the extra drainage and sewerage. The culvert from the proposed area runs through private residence at Trem-y-Dyffryn and cannot be improved. More homes will increase noise, traffic and light pollution. There will be too great an environmental impact. The mixed woodland. AS(N)101 has already been acknowledged as a Site of Importance for Nature Conservation and any building there would obviously have too great an environmental impact.

Representation Text

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4448.A2			0	M						
Document:				Site: 865/ASN1	02 Mountain A	sh General H	ospital		PEX Session:	
Policy:			Мар:			Issu	ue:			
Summary:										
Item Ques	etion							 		Representation Text

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

The general infrastructure clearly does not support large scale residential development. Rush hour is important to get to the A4059 already. The bottom of the hill at Trem-y-Dyffryn is prone to flooding and could not take the extra sewerage and drainage. More houses will lead to extra noise and light pollution aside from traffic pollutants.

The hospital is a historically significant building and was paid for by money raised by Mountain Ash residents and companies. The area and building must be returned for public use. Culverts from the proposed site area run through private residence at Trem-y-Dyffryn leading to maintenance problems. There are protected species on the site and it would have effect on the designated SINC next to it.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		-	-	HR EVID. Repr Coun	cil Off	ficer	Recommendation	Response
4449.A1			0	М										
Document:				Site	e: 939/ASN17	'8 Land at Bua	arth y Cap	el					PEX Session:	
Policy:			Maj	o:				Issue:						
Summary:														
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Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

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### 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 Pe	TREAT etition of		_	-	HR EVID. Repr Coun	cil C	Officer	Recommendation	Response
4449.A2			0	М										
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Rep'n No	Accssn No Date Lodged	Late?	Source Type I	Mode Status	Modified Pe	TREAT etition of	EVIDEN in parts			icil O	Officer	Recommendation	Response
4450.A1			0	М									
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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	s Modified F	TREAT Petition of		_	-	HR EVID. A Repr Coun	cil Officer	Recommendation	Response
4450.A2			0	М									
Document:				Si	ite: 1034/ASS087	7 Land at B	uarth y Ca	pel				PEX Session:	
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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status Mod	TREAT dified Petition of	EVIDENCE in parts Ad		cil Officer	Recommendation	Response
4451.A1			0	М						
Document:				Site: 93	9/ASN178 Land at Bu	arth y Capel			PEX Session:	
Policy:			Мар:			Issu	ie:			
Summary:										
Item Ques	stion							 		Representation Text

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Representation Text

REPRESENTATION DETAIL	<ul> <li>by: Represent</li> </ul>	tation No			Rhond	lda Cynon Taf Cou	inty Borough Counc	il Local Development Plar
Filtered to show: (All representation	ons)							
Rep'n No Accssn No Date Lodg	ged Late? Sourc	се Туре Мос	de Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.	THR EVID. A Repr Council Officer	Recommendation	Response
4451.A2		0	М					
Document:			Site: 1034/AS	S087 Land at E	Buarth y Capel		PEX Session:	
Policy:		Мар:			Issue:			
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Item Question								Representation Tex
Congestion of Traffic Major issue - The road netwoongested roads are alread The substantial increase in t Safeguarding the natural em (who represent their public) character of the village.  The removal of public allotm healthy life style working these Removal of an ecologically i Public Utilities Sewerage network and culve on the local residents if this of Lady Windsor Brownfield Si Its location is close to the ce The Lady Windsor Site woul to both vehicles and pedestr	y taking alternative raffic flows from this vironment e.g. S.I.N need to have fully reents - The removal se gardens have properts - The current nedevelopment is allowed to the village metal of the village metals using them.	routes through proposed of these will to omoted.  Den space; to etwork of sew wed to procedurrently being taking it easy of the sportunity.	gh the side streets in development would fun portance for Nature need to retain this in the (sic) eradicate the other detriment of physics and culverts surged.  It is promoted as a mix of the promoted as a mix of the detriment of physics and culverts surged.  It is promoted as a mix of the promo	creasing safety purther exacerbate Conservation. The portant nature of the community into the community into the community and mental charge and flood use site combiners (The location)	oroblems further.  The traffic problems and place the traffic problems and place the protection of this site from the protection & special lander action that these facilities.  I health of the local resident in time of heavy rain; it is ing residential, education, of the proposed site will expected.	produce an increased risk orn the proposed develop dscape area that the prop s have encouraged for ma hts a theory, which is supp therefore going to flood a community and workshop ncourage additional traffi	or to the safety of the village of t	residents.  Indicate warranted. The Council aske away from the was a strength of the healthy eating and the rategy of healthy living.  Indicate with increased impact the location).
4452.A1		0	M C:t: 4000 /A C	NIAOA II II - 1 - 1	Access Delegance		DEV Occasi	
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Support (Yes) or object (No) to incl of site?

Item Question

It is an old wood area with protected species and a beautiful place to walk through. Extra cars would not help the A4059 particularly with the new hospital and taking down the trees would channel water coming off the mountain elsewhere possibly disturbing the tips which are stable at the moment.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Item Questic	on					Reply				Soundness Tests
Stra	ain on sewerage system.						_ — — — — -			
Traf	ffic congestion.									
Env	rironmental impact on wildlife a	and current res	idents.							
Wou	uld affect my quality of life.									
	ould be designated a site of in	mportance for	nature conse	rvation.						
1 3 - 4	''' '	` '								
Item Que	estion		_ <del></del>					<del></del>		Representation Text
Summary:					·				·	·
Policy:			Мар:			Issue:				
Document:				Site: 1020/AS	N101 Land at M	aes y Dderwen			PEX Session:	
4453.A1			0	М						
	Support (Yes) or object hospital area is an area of na egarw would make getting out	atural beauty wi	th protected						ils with adequate parking. A	ny more cars in
Item Que	estion									Representation Text
Summary:				<del></del>	<u></u>			<del></del>		
Policy:			Мар:			Issue:				
Document:				Site: 865/ASN	102 Mountain A	sh General Hospital			PEX Session:	
4452.A2			0	М						
Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S		ncil Officer	Recommendation	Response
	` ' '									

2 5 Why Incl/Excl of site improves soundness?

I feel this site should e kept as it is to avoid the previous issues stated. Also, the impact of the new hospital will be felt in the near future as regards some of the issues outlined opposite.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	e Status Modified	TREAT Petition of			ocil Officer	Recommendation	Response
4453.A2			С	М						
Document:				Site: 865/ASI	N102 Mountain	Ash General Hospital			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que										Representation Text
1 3 - 4 To j	Support (Yes) or object or of the bat colony.	ct (No) to incl	of site?							
Тор	orotect other environmental in	mpacts on othe	er wildlife/curre	ent residents.						
Mo	untain Ash hospital has histor	rical significan	ce.							
Wo	uld affect my quality of life.									
Tra	ffic congestion.									
Stra	ain on sewerage system.									
Item Questi	on					Reply				Soundness Tests
2 5	Why Incl/Excl of site in	mproves sound	lness?							
The	bats need habitat and shoul	d be protected								
4454.A1			0	М						
Document:				Site: 1020/AS	SN101 Land at N	Maes y Dderwen			PEX Session:	
Policy:			Мар:			Issue:				
Summary:		- <u></u> -	· <u></u>					<u></u>		
Item Que	estion									Representation Text
1 3 - 4 I ob	Support (Yes) or object to housing on these sites	` '								
The	se areas should not be destr	oyed because	it is ancient w	oodland, containin	g native bluebells	s, wood anemone and o	other plants.			
The	se areas are home to a varie	ety of wildlife, s	ome being pr	otected including b	irds and a colony	of bats which nest in th	ne hospital buildir	ngs.		
The	hospital was paid for by loca	al miners of Mo	ountain Ash ar	nd is one of the few	remaining buildir	ngs of heritage in the To	own.			
lt wo	ould increase the risk of flood	ling and the all	eady existing	problem of sewage	э.					
The	increase of traffic - road cor	ngestion which	is already a m	najor problem, caus	sing more danger	for the children crossir	ng Dyffryn Road, <sup>1</sup>	Trem-y-Dyffr	yn, to use the playing fields.	

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4454.A2 0 М Site: 865/ASN102 Mountain Ash General Hospital Document: PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to housing on these sites for the following reasons: These areas should not be destroyed because it is ancient woodland, containing native bluebells, wood anemone and other plants. These areas are home to a variety of wildlife, some being protected including birds and a colony of bats which nest in the hospital buildings. The hospital was paid for by local miners of Mountain Ash and is one of the few remaining buildings of heritage in the Town. It would increase the risk of flooding and the already existing problem of sewage. The increase of traffic - road congestion which is already a major problem, causing more danger for the children crossing Dyffryn Road, Trem-y-Dyffryn, to use the playing fields. 4454.A3 0 М PEX Session: Document: Site: 1099/ASS054 Land at Maes y Dderwen, Aberffrwd Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to housing on these sites for the following reasons: These areas should not be destroyed because it is ancient woodland, containing native bluebells, wood anemone and other plants. These areas are home to a variety of wildlife, some being protected including birds and a colony of bats which nest in the hospital buildings. The hospital was paid for by local miners of Mountain Ash and is one of the few remaining buildings of heritage in the Town. It would increase the risk of flooding and the already existing problem of sewage.

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The increase of traffic - road congestion which is already a major problem, causing more danger for the children crossing Duffryn Road, Trem-y-Dyffryn, to use the playing fields.

## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn N	o Date Lodged	Late? S	ource Type Mo	de Status Modified	TREAT Petition of	EVIDENCE in parts Add'i			ncil Office	er Recommendation	Response
4455.A1				0	М							
Document:					Site: 1020/ASN	N101 Land at N	laes y Dderwen				PEX Session	n:
Policy:				Мар:			Issue:					
Summary:												
Item Ques	stion											Representation Text
1 3-4	Supp	ort (Yes) or obje	ct (No) to in	ncl of site?								
buildi	ing paid for	by our ancestor	s. I cannot	agree to knock		gled to pay for a	nd build! Lexpec	the Coun	cil to protec	t and prese	cal habitat, that would be a rive this area not knowingly cation.	
4455.A2				0	М							
Document:					Site: 865/ASN	102 Mountain A	Ash General Hos	oital			PEX Session	n:
Policy:				Мар:			Issue					
Summary:												
Item Ques	stion											Representation Text

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

This area is not user friendly enough to take on the increased use of road and drainage from 300 houses. It would have a dramatic effect on the local habitat, that would be a crime. It is a historical building paid for by our ancestors. I cannot agree to knock down what they struggled to pay for and build! I expect the Council to protect and preserve this area not knowingly help to destroy it. I also feel the way this has been advertised as I live within 100 yards of the site and have many nearby posts which could have been used to attach notification.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	ode Status Mod	TREAT dified Petition of	_	_	RTHR EVID. EA Repr Coun	cil Officer	Recommendation	Response
4456.A1			0	M							
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Policy:			Мар:			lss	ue:				
Summary:											
Item Que	stion										Representation Text

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	: Modified Pe	TREAT etition of		_	-	HR EVID. Repr Coun	cil (	Officer	Recommendation	Response
4456.A2			0	М										
Document:				Sit	e: 1034/ASS087	Land at Bu	ıarth y Cap	pel					PEX Session:	
Policy:			Maj	o:				lssue:						
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Item Que	stion							<u></u> -						Representation Text

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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	eType M	Mode S	tatus Modified	TREAT Petition of		CE NO FRI dd'I SA/SE.	—	ncil Officer	Recommendation	Response
4457.A1			0	W	М			<b>✓</b>				
Documen	t:				Site: 1060/AS	S077 Land rea	ar of Tylcha W	en Terrace			PEX Session:	
Policy:			Мар:				ls	sue:				
Summary	:											
Item C	Question											Representation Text
s a T F	- 4 Support (Yes) or object the land edged in red on the enchettlement boundary. The land is pproved and set out following distribute remaining area owned by the further development beyond the countryside.	osed copy of the aregistered Agecussions with proposer is a second control of the	ne propo gricultura the Plan steep ris	al Holdi Ining Do	ng that Tuse for be partment to enha	reeding and rea ance the area a ude ranging fron	aring livestock nd to 'round o	t. The proper ff' the resider 2.	rties 'Ytir' and ntial developm	'Ty Bryn' we nent.	re built on a derelict former	r quarry site. They were
Item Que:	 stion						Re	ply			· <del></del>	Soundness Tests

Why Incl/Excl of site improves soundness?

A previous outline planning application (05/2157/13) for residential development on the elevated area was refused.

A subsequent appeal (app/L6940/A/06/1198798) to the planning inspectorate as dismissed.

I believe the comprehensive reasons in the dismissal are still relevant and the settlement boundary should remain as set out in the 1991 - 2006 LDP and the Draft 2006-2021 LDP.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	Type M	Лоde S	tatus Modified	TREAT Petition of	EVIDENCE in parts Add'l		— — .	ncil Officer	Recommendation	Response
4458.A1			0	W	М							
Document:					Site: 1060/ASS	3077 Land rea	r of Tylcha Wen T	errace			PEX Session:	
Policy:			Мар:				Issue:					
Summary:												
Item Ques											· <del></del>	Representation Text
First	Support (Yes) or object three grounds for objection :- The development would ac	to the plan: dversely affect the	ne valley						/ that from m	nost of the de	eveloped areas you only hav	ve to raise you eyes to
see o	open countryside. This deve	lopment would in	mpact c	n the o	utlook right up to t	the skyline and	should be resiste	d.				
Seco	and :- There is undeveloped a	and derelict land	availab	ole on th	ne valley floor which	ch could be imp	proved by develop	ment befo	re this type	of site shoul	d be considered.	
	:- The proposed site has no ce water system.	convenient acce	ess to n	nain se	wage disposal se	ervices, and I wo	ould not like to ha	ve the tradi	itional altern	ative method	ds of sewage treatment disc	charging into the existing
Item Questio	n						Reply					Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

This site should not be included as it would provide a precedent for other developments to the skyline. I do not believe that the proposer has considered the impact on the local plan with particular reference to the tests listed as P1, P2, C1, CE2, CE3 AND CE4.

I do not have the knowledge to form a judgement on the other tests.

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status Modit	TREAT fied Petition of	EVIDENCE in parts Ad		cil Officer	Recommendation	Response
4459.A1			0	M						
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Policy:			Мар:			Issu	e:			
Summary:										
Item Que	stion							 		Representation Text

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type I	Mode Status	Modified Pe	TREAT etition of			HR EVID. Repr Coun	cil Office	r Recommendation	Response
4459.A2			0	M								
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Policy:			Мар:					lssue:				
Summary:									 			
Item Ques	 stion	<del></del>							 			Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source 7	Туре	Mode	Status	Modified	TREAT Petition of		-	-	HR EVID. Repr Cour	ncil	Officer	Recommendation	Response	
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Policy:				Мар	:					lssue:							
Summary:																	
Item Que	stion			- <u> </u>										<u></u>		Representation Text	t

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

The proposed amendment has a direct affect on land that I own. The current residential settlement boundary crosses my land at the rear of my house and I am perfectly happy with this arrangement. I DO NOT WANT the boundary extended to include any further portion of my land. I can see no benefit to include my land on this amendment as there are currently no plans, that I am aware of for its residential development. Previous planning applications on land included on the amendment have been refused and I concur with this decision as the land in question is extremely unsuitable for development.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status M	TREAT odified Petition of	-	_	FRTHR EVID. /SEA Repr Coun	cil Officer	Recommendation	Response
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Document:				Site: 9	39/ASN178 Land at Bu	arth y Capel				PEX Session:	
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Summary:											
Item Que	stion										Representation Text

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified Pe	TREAT etition of			HR EVID. Repr Coun	cil Office	er Recommendation	Response
4461.A2			0	М				[				
Document:				Site	e: 1034/ASS087	Land at Bu	ıarth y Cap	oel			PEX Session:	
Policy:			Map					lssue:				
Summary:												
Item Que	stion						<u> </u>		 			Representation Text

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

### Congestion of Traffic

Major issue - The road network within the village with its on street parking policy, is currently a major safety hazard for both vehicles and pedestrians. Currently drivers through their frustrations with the congested roads are already taking alternative routes through the side streets increasing safety problems further.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	s Modified	TREAT Petition of			HR EVID. N Repr Coun	ncil	Officer	Recommendation	Response
4462.A1			0	М									
Document:				Sit	e: 939/ASN1	78 Land at Bu	arth y Cap	el				PEX Session:	
Policy:			Мар	:				Issue:					
Summary:													
Item Ques	stion								 				Representation Text

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? S	ource Type N	lode Status M	Modified Pe	TREAT tition of			NO FRTH SA/SEA	cil Offic	er R	ecommendation	Response
4462.A2			0	М				[					
Document:				Site: 1	1034/ASS087	Land at Bu	arth y Cap	el				PEX Session:	
Policy:			Мар:				I	ssue:					
Summary:										 			
Item Que	stion							<u></u>		 			Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type I	Mode Status	Modified	TREAT Petition of			HR EVID. Repr Coun	cil Office	r Recommendation	Response
4463.A1			0	M								
Document:				Site	e: 939/ASN17	78 Land at Bu	arth y Cap	el			PEX Session:	
Policy:			Мар:					lssue:				
Summary:									 			
Item Que	 stion	<del></del>							 			Representation Text

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Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified Pe	TREAT etition of		_	-	HR EVID. Repr Coun	cil C	Officer	Recommendation	Response
4463.A2			0	М										
Document:				Site	e: 1034/ASS087	Land at Bu	ıarth y Cap	pel					PEX Session:	
Policy:			Maj	o:				lssue:						
Summary:														
Item Que	stion							<u></u> -						Representation Text

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of			HR EVID. Repr Coun	cil Officer	Recommendation	Response
4464.A1			0	М								
Document:				Site	: 939/ASN178	B Land at Bu	arth y Cape	el			PEX Session:	
Policy:			Мар					lssue:				
Summary:									 			
Item Que	stion							<del></del> -	 			Representation Text

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Representation Text

REPRESENTATIO	N DETAIL by: Representation No		Rhond	da Cynon Taf Count	y Borough Council	l Local Development Plan
Filtered to show: (All I	representations)					
Rep'n No Accssn N	o Date Lodged Late? Source Type	TRE Mode Status Modified Petition			Recommendation	Response
4464.A2	O	М				
Document:		Site: 1034/ASS087 Land	l at Buarth y Capel		PEX Session:	
Policy:	Мар	:	Issue:			
Summary:						
Item Question				- — — — — — — —		Representation Text
1 3 - 4 Supp	ort (Yes) or object (No) to incl of site?					
congested road The substantial Safeguarding th (who represent of the The removal of the	e road network within the village with its sare already taking alternative routes the increase in traffic flows from this proposite natural environment e.g. S.I.N.C. Site of their public) need to have fully respected village.  Dublic allotments - The removal of these working these gardens have promoted.  Ecologically important area of open space ork and culverts - The current network of dents if this development is allowed to p	rough the side streets increasing sated development would further exacel of Importance for Nature Conservation the need to retain this important nationally will the (sic) eradicate the community e; to the detriment of physical and mosewers and culverts surcharge and the	fety problems further. rbate the traffic problems and p on. The protection of this site fro ure conservation & special land y interaction that these facilities	roduce an increased risk to m the proposed developme scape area that the propos have encouraged for many ts a theory, which is suppor	the safety of the village reent is fully appropriate and ed development would take generations; together with	esidents.  I warranted. The Council ke away from the healthy eating and lategy of healthy living.
	rownfield Site is ready and is currently be use to the centre of the village making it					e location).
	or Site would provide the perfect opport and pedestrians using them.	tunity to introduce a bypass road aro	und the heart of the village to as	ssist in reducing the traffic lo	oad in the centre of the villa	age and reduce the risk
4465.A1	O	W M				
Document:		Site: 1115/ASS080 Land	I to the rear of 8 - 54 Llantrisant	Road	PEX Session:	
Policy:	Мар	:	Issue:			
Summary:						

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

Item Question

I object to the inclusion of this land at the rear of Llantrisant Road as part of this site is marshland and unsuitable for building. There would be no access for emergency vehicles and access to the back land of our properties could be compromised. In this area there have also been problems with sewage pipes blocking and any more properties would compound this problem. Part of this site is allotments and has been for many years where would alternative land be provided for these as it seems all available land within the area has been included in the local development plan.

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? S	Source Type	Mode	Status Modified	TREAT d Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
4466.A1			0	W	М						
Document:					Site: 1115/A	SS080 Land to t	he rear of 8 - 54 Llant	risant Road		PEX Session:	
Policy:			Мар	):			Issue:				
Summary:											
Item Ques	stion						<del></del>				Representation Text
1 3 - 4	Support (Yes) or object	t (No) to	incl of site?								
l obje groui	ect to the plans to build house nd.	es on Lla	ntrisant Road	allotm	ents as it's a loa	d of pleasure to th	e garden holders. Im	am sure you could	d find more g	round to build houses on a	s this is good growing
4467.A1			0	W	М						
Document:					Site: 1115/A	SS080 Land to t	he rear of 8 - 54 Llant	risant Road		PEX Session:	
Policy:			Мар	):			Issue:				
Summary:											
Item Ques	stion			<u></u> -	<del></del>			<u></u>	<u></u> -		Representation Text

Support (Yes) or object (No) to incl of site?

I object to the development plan for the land at the rear of Llantrisant Road, Tonyrefail. This land, as far as I can remember, and I'm 68, has always been used as a successful allotments providing many elderly, middle aged and even the younger elements of life, a place to unwind and enjoy the fruits of their hard work and dedication. I would like to know that if this land is taken up for development, then will an alternative site be made available, within walking distance (because many members can't drive)?

I live in Llantrisant Road and have many concerns about developments on the land.

- 1. Population of Tonyrefail. Tonyrefail is saturated with families from other areas at the moment. Why are these people shipped into our area? Why not build properties in other areas?
- 2. Increased noise levels
- 3. Access to and from the land and my garage.
- 4. Views from the rear of my property.

Tonyrefail hasn't got the facilities to cater for any more residents. It is totally saturated with people at the moment. Developing the land will only add to an ever increasing problem.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mod	e Status Modified	TREAT Petition of			uncil Office	r Recommendation	Response
4468.A1			0	М						
Document:				Site: 865/ASN1	102 Mountain	Ash General Hospita	al		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion					<del></del>				Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?							
1. T	his was built by miners and is	s part of our h	neritage,							
2. T	The land surrounding the hosp	ital is home t	to protected sp	ecies and woodland						
3. T	The area cannot cope with mo	ore traffic, ped	ople, noise and	l pollution.						
Item Questic	on					Reply			- — — — — — — — —	Soundness Tests
2 5 The	Why Incl/Excl of site im woodland is home to many p	•		this development wil	I destroy this.					
4469.A1			0	M						
Document:				Site: 865/ASN1	102 Mountain	Ash General Hospita	al		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?							
1. T	he hospital was built by mine	rs and should	d remain as pa	rt of our heritage and	l culture.					
2. T	he land surrounding the hosp	ital is home t	to protected sp	ecies and woodland						
3. T	he area cannot cope with mo	ore noise, traf	ffic, people and	l pollution.						
Item Questic	on					Reply	- — — — –	- — — — —		Soundness Tests
2.5	Why Incl/Excl of site im									

The woodlands are part of SINC where protected species live. The woodland must be protected.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	ode Status Modified	TREAT Petition of		_	-	HR EVID. \ Repr Coun	cil Officer	Recommendation	Response
4470.A1			0	М								
Document:				Site: 939/ASN	I178 Land at Bu	arth y Cap	el				PEX Session:	
Policy:			Мар:				Issue	:				
Summary:												
Item Que	stion											Representation Text

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified Pe	TREAT etition of			HR EVID. Repr Coun	cil Office	er Recommendation	Response
4470.A2			0	М				[				
Document:				Site	e: 1034/ASS087	Land at Bu	ıarth y Cap	oel			PEX Session:	
Policy:			Map					lssue:				
Summary:												
Item Ques	stion						<u> </u>		 	<u> </u>		Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status M	TREAT Modified Petition of	EVIDENO in parts A		-	cil Ot	fficer	Recommendation	Response
4471.A1			0	М								
Document:				Site: 9	939/ASN178 Land at Bu	ıarth y Capel					PEX Session:	
Policy:			Мар:			lss	sue:					
Summary:												
Item Que	stion								 			Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type I	Mode Status	Modified	TREAT Petition of		_	-	HR EVID. Repr Cour	ncil (	Officer	Recommendation	Response
4471.A2			0	М				[						
Document:				Site	e: 1034/ASS08	7 Land at B	uarth y Cap	el					PEX Session:	
Policy:			Мар:				Is	sue:						
Summary:														
Item Que	 stion													Representation Text

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type I	Mode Status M	TREAT Modified Petition of	-	_	THR EVID. EA Repr Counc	cil Officer	Recommendation	Response
4472.A1			0	М							
Document:				Site: 9	939/ASN178 Land at Bu	ıarth y Capel				PEX Session:	
Policy:			Мар:			lss	ue:				
Summary:											
Item Ques	stion										Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified Pe	TREAT etition of			NO FRTH SA/SEA	cil Officer	Recommendation	Response
4472.A2			0	М								
Document:				Site	e: 1034/ASS087	Land at B	uarth y Cap	pel			PEX Session:	
Policy:			Map					lssue:				
Summary:												
Item Que	stion									 		Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	∕lode Status N	TREAT Modified Petition of	EVIDENO in parts A			cil Officer	Recommendation	Response
4473.A1			0	M							
Document:				Site: 9	939/ASN178 Land at Bu	arth y Capel				PEX Session:	
Policy:			Мар:			ls	sue:				
Summary:								 			
Item Ques	 stion							 			Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified Pe	TREAT etition of			HR EVID. Repr Cound	cil Officer	Recommendation	Response
4473.A2			0	М				[				
Document:				Site:	: 1034/ASS087	Land at Bu	uarth y Cap	oel			PEX Session:	
Policy:			Мар				ı	lssue:				
Summary:									 			
Item Ques	<u></u> stion	<del></del>							 			Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		_	-	HR EVID. Repr Cour	ncil	Officer	Recommendation	Response
4474.A1			0	М										
Document:				Site	e: 939/ASN1	78 Land at Bu	arth y Cape	el					PEX Session:	
Policy:			Мар:				I	ssue:						
Summary:														
Item Que	 stion													Representation Text

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Rep'n No	Accssn No Date Lodged	Late? S	ource Type Mod	de Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	il Officer	Recommendation	Response
4474.A2			0	М						
Document:				Site: 1034/AS\$	S087 Land at B	Buarth y Capel			PEX Session:	
Policy:			Мар:			Issu	e:			
Summary:										
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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	∕lode Status M	TREAT Modified Petition of	_	_	FRTHR EVID. /SEA Repr Coun	cil Officer	Recommendation	Response
4475.A1			0	М							
Document:				Site: 9	939/ASN178 Land at Bu	arth y Capel				PEX Session:	
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### Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	s Modified Pe	TREAT etition of		_	-	HR EVID. Repr Coun	cil Officer	Recommendation	Response
4475.A2			0	М									
Document:				Si	te: 1034/ASS087	Land at B	uarth y Ca <sub>l</sub>	pel				PEX Session:	
Policy:			Мар	):				lssue:					
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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Лode Status M	TREAT Modified Petition of	EVIDENO in parts A			cil Officer	Recommendation	Response
4476.A1			0	М							
Document:				Site: 9	939/ASN178 Land at Bu	arth y Capel				PEX Session:	
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Rep'n No	Accssn No Date Lodged	Late?	Source Type N	Node Status M	TREAT Modified Petition of		-	RTHR EVID. SEA Repr Coun	ocil Officer	Recommendation	Response
4476.A2			0	М							
Document:				Site:	1034/ASS087 Land at	Buarth y Capel				PEX Session:	
Policy:			Мар:			lss	ue:				
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Rep'n No Accssn No Date Lodged	d Late? Sour	ce Type Mode	e Status Modified	Petition of in p	oarts Add'l SA/SE	A Repr Coun	cil Officer	Recommendation	Response
1477.A1		0	М						
Document:			Site: 865/ASN	102 Mountain Ash G	eneral Hospital			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Tex
As I live 50 yards from propose  1. It would cause further conge: 2. Flooding to the entrance of r	stion for access	s to and from w	here Hive.	e for a further 300 hou	ises.				
<ol> <li>It would cause further conget</li> <li>Flooding to the entrance of r</li> <li>At the moment the area is quenvironmental friendly walking of</li> <li>The hospital was paid for by</li> </ol>	stion for access my site already uiet and wildlife distance.	s to and from w a problem with in abundance,	where I live. nout adding drainage , this would all come	toan end , where else	e could the people of				ebells etc in
It would cause further conget     Flooding to the entrance of r     At the moment the area is quenvironmental friendly walking of the hospital was paid for by  477.A2	stion for access my site already uiet and wildlife distance.	s to and from was a problem with in abundance, le of Mountain	where I live. The standard drainage This would all come The standard drainage Ash. It is an historicate M	toan end , where else	e could the people of				ebells etc in
It would cause further conget     Flooding to the entrance of r     At the moment the area is quenvironmental friendly walking of the hospital was paid for by  1477.A2  Document:	stion for access my site already uiet and wildlife distance.	s to and from was a problem with in abundance, le of Mountain	where I live. The standard drainage This would all come The standard drainage Ash. It is an historicate M	toan end , where else	e could the people of			are House!	ebells etc in
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- It would cause further congestion for access to and from where I live.
   Flooding to the entrance of my site already a problem without adding drainage for a further 300 houses.
- 3. At the moment the area is quiet and wildlife in abundance, this would all come toan end, where else could the people of Mountain Ash see squirrels and spring flowers Bluebells etc in environmental friendly walking distance.
- 4. The hospital was paid for by the local people of Mountain Ash. It is an historical building that should be preserved not lost forever like Lord Aberdare House!

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	ode Status Modifi	TREAT ied Petition of	_	-	RTHR EVID. EA Repr Coun	cil Officer	Recommendation	Response
4478.A1			0	М							
Document:				Site: 939/A	ASN178 Land at Bu	arth y Capel				PEX Session:	
Policy:			Мар:			Issi	ue:				
Summary:											
Item Que	stion										Representation Text

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	s Modified P	TREAT etition of		_	-	HR EVID. Repr Coun	cil Officer	Recommendation	Response
4478.A2			0	М									
Document:				Si	ite: 1034/ASS087	Land at B	uarth y Ca	pel				PEX Session:	
Policy:			Мар	):				lssue:					
Summary:													
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### 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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	∕lode Status M	TREAT Modified Petition of			O FRTHR EVID. SA/SEA Repr Co		Officer	Recommendation	Response
4479.A1			0	М					[			
Document:				Site: 9	939/ASN178 Land at Bu	uarth y Capel					PEX Session:	
Policy:			Мар:			lss	ue:					
Summary:												
Item Ques	 stion											Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified P	TREAT Petition of		-	NO FRTH SA/SEA	cil Offi	icer	Recommendation	Response
4479.A2			0	М									
Document:				Sit	e: 1034/ASS087	Land at B	uarth y Car	oel				PEX Session:	
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Item Ques	stion									 			Representation Text

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R.C.T Really Corrupt Times.

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	I Late? Sou	ırce Type Mode	e Status Modified	TREAT Petition of		CE NO FR' Add'I SA/SE	— — .	cil Officer	Recommendation	Response
4480.A1			0	M							
Document:		_		Site: 865/ASN10	02 Mountain A	Ash General	— Hospital	_	_	PEX Session:	
Policy:			Мар:			ls	sue:				
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of ga	will building 300 dwellings	benefit a povert out our lanes	erty stricken tow							s for locals?? Will you be com hakes with rich out of town de	
Item Questic	on					— — — Re	- <u> </u>				Soundness Tests
2 5 R.C	Why Incl/Excl of site i T Really Corrupt Times.	mproves soul	ndness?								
4480.A2			0	М							
Document:				Site: 865/ASN10	02 Mountain A	Ash General	Hospital			PEX Session:	
Policy: Summary:			Мар:			ls	sue:				
Item Que	stion										Representation Text
the v be o price	live in the triangle and own avalue of my purchase in the four decision what happens.  e. The land should be used	a garage on the thousands. The But as a correct to create a part	he edge of the p he area is alrea upt Council only ark, museum, lib	dy saturated with vehi looking to make mon rary not for more hide	cles. The prop ey anticipating eous dwellings.	oosed site w g that each d . It will deval	as donated to welling would ue my house	the town and have a value i and increase i	the hospital n excess of t my Council T	n an already over crowded stre was paid for by the miners of t £200K you stand to sell the lar ax. The impact with noise and lopers. CORRUPT COUNCIL	the area, so it should nd at a ridiculous d traffic just for the
Item Questio	on					Re	ply				Soundness Tests
2 5	Why Incl/Excl of site i	mproves soul	ndness?								

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type I	Mode Status I	TREAT Modified Petition of	EVIDENO in parts				cil Officer	Recommendation	Response
4481.A1			0	М								
Document:				Site:	: 939/ASN178 Land at B	uarth y Capel					PEX Session:	
Policy:			Мар:			Is	sue:					
Summary:												
Item Ques	stion						- <u> </u>	<u> </u>	·			Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified Pe	TREAT etition of		-	-	HR EVID. Repr Coun	cil O	Officer	Recommendation	Response
4481.A2			0	М										
Document:				Site	e: 1034/ASS087	Land at Bu	ıarth y Ca <sub>l</sub>	pel					PEX Session:	
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Item Ques	stion													Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		-	-	HR EVID. Repr Coun	cil Of	ficer	Recommendation	Response
4482.A1			0	М										
Document:				Site	e: 939/ASN17	'8 Land at Bua	arth y Cap	el					PEX Session:	
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Item Que	=== == == == == == == == == == == == ==													Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	: Modified Pe	TREAT etition of		_	-	HR EVID. Repr Coun	cil O	Officer	Recommendation	Response
4482.A2			0	М										
Document:				Sit	e: 1034/ASS087	Land at Bu	ıarth y Ca <sub>l</sub>	pel					PEX Session:	
Policy:			Maj	p:				lssue:						
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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Лode Status M	TREAT Modified Petition of	EVIDENO in parts A			cil Office	r Recommendation	Response
4483.A1			0	М							
Document:				Site: 9	939/ASN178 Land at Bu	arth y Capel				PEX Session:	
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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of	EVIDENO in parts A		-	ncil (	Officer	Recommendation	Response
4483.A2			0	М				[					
Document:				Sit	e: 1034/ASS08	37 Land at B	uarth y Cape	el				PEX Session:	
Policy:			Мар				Is	sue:					
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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	ode Status Mo	TREAT dified Petition of	_	_	RTHR EVID. SEA Repr Coun	ocil Officer	Recommendation	Response
4484.A1			0	М							
Document:				Site: 93	9/ASN178 Land at Bu	arth y Capel				PEX Session:	
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### Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	s Modified P	TREAT Petition of		_	-	HR EVID. \ Repr Coun	cil Office	r Recommendation	Response
4484.A2			0	М									
Document:				Si	te: 1034/ASS087	7 Land at B	uarth y Ca	pel				PEX Session:	
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### Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type M	Лode Status М	TREAT Modified Petition of		-	THR EVID. EA Repr Coun	cil Officer	Recommendation	Response
4485.A1			0	М							
Document:				Site: 9	939/ASN178 Land at Bu	arth y Capel				PEX Session:	
Policy:			Мар:			Iss	ue:				
Summary:											
Item Ques	stion	· ===- ===-			<del></del>						Representation Text

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

### Congestion of Traffic

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	s Modified P	TREAT Petition of	EVIDENO in parts A			icil O	Officer	Recommendation	Response
4485.A2			0	М									
Document:				Sit	e: 1034/ASS087	Land at B	uarth y Cape	el				PEX Session:	
Policy:			Мар				Is	sue:					
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Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode S	Status Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S			Recommendation	Response
4486.A1			0	М						
Document:				Site: 1020/ASN10	1 Land at M	aes y Dderwen			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	stion									Representation Text
2. Ti 3. Ti	Support (Yes) or object he increase in traffic would m he access is via a very steep he site is quite likely to disturt raffic movement from Caegar	ake the already hill and the pote the stability of	busy Dyffryn R ential for accide the old colliery	ents increases.	ntage of coal	contained would cause	e spontaneou	us combustion.		
4486.A2			0	M						
Document:				Site: 865/ASN102	Mountain A	sh General Hospital			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que										Representation Text

- 1 3-4 Support (Yes) or object (No) to incl of site?
- The hospital building is a fine structure and should be put to alternative use.
   The increase of traffic would make an already busy Dyffryn Road a very dangerous place.
- 3. The access to the site is via a steep hill and the potential for winter accidents increase.
- 4. The site is in front of an old colliery waste tip of which the tability I known (The high percentage of coal in it would lead to spotaneous combustion).

  5. At busy periods it takes ages to get onto the new road, increased traffic would make it virtually impossible.

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4487.A1			0	M							
Document:				Site: 9	39/ASN178 Land at Bu	arth y Capel				PEX Session:	
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4488.A1			0	М										
Document:				Site	e: 939/ASN1	78 Land at Bu	arth y Cape	el					PEX Session:	
Policy:			Мар:				I	ssue:						
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4489.A1			0	М						
Document:				Site: 939/AS	N178 Land at Bu	ıarth y Capel			PEX Session:	
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4489.A2			0	М				[				
Document:				Site	e: 1034/ASS087	Land at Bu	ıarth y Cap	oel			PEX Session:	
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4490.A1			0	M							
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4490.A2			0	М				[				
Document:				Site	e: 1034/ASS087	Land at Bu	uarth y Cap	oel			PEX Session:	
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Rhondda Cynon Taf County Borough Council Local Development Plan

Soundness Tests

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4491.A1 0 M Document: Site: 865/ASN102 Mountain Ash General Hospital PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? 1. Lack of information and means of communication inadequate 2. Opposed by large majority of local residents 3. Of no benefit to the neighbourhood only detrimental effect 4. Would have a negative effect on the environment and ecological impact destroying a nature conservation area.

Reply

Item Question

2 5 Why Incl/Excl of site improves soundness?

The inclusion would be detrimental to the area because:

5. Large increase on demand for all services and amenities.

Traffic and congestion increased

Local primary and secondary education would be over capacitated.

Increase in noise pollution and flooding.

Drainage and sewerage would increase the already poor capacity of ecological and environmental impact on a beautiful nature site.

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4492.A1			0	М									
Document:				Site:	939/ASN178 L	and at Bua	arth y Capel					PEX Session:	
Policy:			Мар:				lss	sue:					
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### Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? S	Source Type Mo	de Status Modified	TREAT Petition of	EVIDENCE in parts Ad	-	I Officer	Recommendation	Response
4493.A1			0	M						
Document:				Site: 939/ASN	178 Land at Bu	arth y Capel			PEX Session:	
Policy:			Мар:			Issu	e:			
Summary:										
Item Que	stion							 		Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	∕lode Status Mo	TREAT odified Petition of	EVIDENCE in parts Add	-	cil Officer	Recommendation	Response
4493.A2			0	М						
Document:				Site: 10	034/ASS087 Land at B	uarth y Capel			PEX Session:	
Policy:			Мар:			Issu	e:			
Summary:										
Item Ques	stion							 		Representation Text

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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4494.A1			0	М						
Document:				Site: 1020/AS	N101 Land at Ma	aes y Dderwen			PEX Session	n:
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
con whi uns woo	th regard to the proposal that unclude that this proposal is ser ch governments at national and surpassed throughout the boro odlands of Caegarw have surves within Cynon Valle, where so	iously flawed: Id local level a Id local level a Id local level a	One is mindfare striving to rations have enjore present bene	ul of the current shor everse. However th yed the beauty and ficiaries of this price	tfall which exists in the sites referred to the tranquillity of this eless legacy must	n the supply of new ho , both contain and are area over a very long ensure that it is prote	ousing and e part of a g period of to cted and w	two of the press greater woodlar ime and despite ill remain to enh	sing economic stringencies nd area, the nature of which i the ravages of heavy indus nance the lives of future gene	in terms of employment, is irreplaceable and stry in the past, the beautiful
4494.A2			0	М						
Document:				Site: 865/ASN	102 Mountain As	sh General Hospital			PEX Session	n:
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text

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

With regard to the proposal that up to 300 residential dwellings should be built on either of these sites. Having given due consideration to all the relevant factors bearing upon this matter, one can only conclude that this proposal is seriously flawed. One is mindful of the current shortfall which exists in the supply of new housing and two of the pressing economic stringencies in terms of employment, which governments at national and local level are striving to reverse. However the sites referred to, both contain and are part of a greater woodland area, the nature of which is irreplaceable and unsurpassed throughout the borough. Generations have enjoyed the beauty and tranquillity of this area over a very long period of time and despite the ravages of heavy industry in the past, the beautiful woodlands of Caegarw have survived. We the present beneficiaries of this priceless legacy must ensure that it is protected and will remain to enhance the lives of future generation. There are other sites within Cynon Valle, where such a development can be achieved and where a precious environment is not threatened with destruction. These must be explored.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? So	ource Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l S.		ncil Officer	Recommendation	Response
4494.A3			0	M						
Document:				Site: 865/ASN1	102 Mountain A	Ash General Hospita	I		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
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Item Quest	ion					Reply				Soundness Tests

Why Incl/Excl of site improves soundness? 2 5

P1, P2, C1, C2, C3, C4, CE1, CE2.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	ode Status Modified	TREAT Petition of	EVIDENCE in parts Ad		cil Officer	Recommendation	Response
4495.A1			0	М						
Document:				Site: 939/ASI	N178 Land at Bu	arth y Capel			PEX Session:	
Policy:			Мар:			Issu	ie:			
Summary:										
Item Que	stion							 		Representation Text

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Statu	s Modified F	TREAT Petition of			HR EVID. Repr Coun	cil Officer	Recommendation	Response
4495.A2			0	М								
Document:				Si	te: 1034/ASS087	7 Land at B	uarth y Ca	pel			PEX Session:	
Policy:			Мар	:				lssue:				
Summary:												
Item Ques	 stion								 			Representation Text

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Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type Mod	de Status Modified	TREAT Petition of	EVIDENO in parts A		-	cil Officer	Recommendation	Response
4496.A1			0	М							
Document:				Site: 865/ASN1	02 Mountain A	sh General I	Hospit	al		PEX Session:	
Policy:			Мар:			ls	sue:				
Summary:											
Item Ques									 		Representation Text

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

We would formally life to state out objection to the building proposal of houses being constructed and developed in the Caegarw area of Mountain Ash, from the Old General Hospital along the mountain behind the cemetery.

This is an area of natural beauty, with areas of broad leaved trees that have been established for many many years. The construction would be a blot on the landscape. We also believe that there would be issues of access and egress.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type M	lode Status Mod	TREAT ified Petition of			THR EVID. EA Repr Counc	cil Officer	Recommendation	Response	
4497.A1			0	М								
Document:				Site: 939	/ASN178 Land at Bu	arth y Capel				PEX Session:		
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Item Que	 stion										Representation Text	

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Rep'n No	Accssn No Date Lodged	Late? S	ource Type Mod	de Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	I Officer	Recommendation	Response
4497.A2			0	М						
Document:				Site: 1034/ASS	S087 Land at B	uarth y Capel			PEX Session:	
Policy:			Map:			Issue	e:			
Summary:										
Item Que	stion							 		Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	s Modified	TREAT Petition of		_	-	HR EVID. \ Repr Cour	ncil	Officer	Recommendation	Response
4498.A1			0	М										
Document:				Sit	te: 939/ASN1	78 Land at Bu	arth y Cape	el					PEX Session:	
Policy:			Map					lssue:						
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4498.A2			0	М										
Document:				Sit	e: 1034/ASS087	Land at Bu	ıarth y Cap	pel					PEX Session:	
Policy:			Maj	o:				lssue:						
Summary:														
Item Ques	stion							<u></u> -			<u></u>			Representation Text

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Because of the reasons given in Q4, tests C1 and CE2 have not been satisfied.

# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn No Date Lodged	Late? Source	Type Mode	TREAT Status Modified Petition of	EVIDENCE NO FRTHR E in parts Add'l SA/SEA Re		Recommendation	Response
4499.A1		0	М				
Document:			Site: 929/ASN107 Land at fo	rmer allotment at Pantygraigwer	Road	PEX Session:	
Policy:		Мар:		Issue:			
Summary:					·		·
Item Question							Representation Text
part of a green corridor from the houses to rent or sale. In additio 1. Sewerage and drainage netw 2. The land is instable	plan the area ab Rhondda to Poi on there are majo vorks in the area	ove was desi ntypridd Town or problems ir are overload	gnated as woodland. This area is Centre. To use it as affordable ho the infrastructure needed to deve ed already	ousing would be an act of vandali lop the land.			
	· — — — -		<u></u>				Soundness Tests
2 5 Why Incl/Excl of site in Because of the reasons give in 0	•		t been satisfied.				
Document:	Ш	O		rmer Allotment site at Pantygraiç	gwen	PEX Session:	
Policy: Summary:		Мар:		Issue:			
Item Question		<u></u>					Representation Text
place for herons. It also contains affordable housing would be an all lines and addition there are significant possible. The sewage and drainage newspapers. The land is unstable because	plan this area was a large number act of vandalismoroblems with pretworks for the act of the old Tyma	as designated of mature tre - particularly poviding an ap rea are currer wr colliery tun	I as woodland. This was appriopries, possibly including oak. It form given the number of houses being propriate infrastructure for the areatly overstretched. The risk of probnels.  area have been turned down beca	s part of a green corridor stretch offered rental, particularly in the a. lems from flasg flooding must be	ing from Trehafod to P Treforest Area.		
Item Question							Soundness Tests
2.5 Why Incl/Eyel of site in	mproves soundn	occ?					

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Rep'n No	Accssn No Date Lodged	Late? Source Typ	e Mode Status Mo	TREAT pdified Petition of		THR EVID. A Repr Council Officer	Recommendation	Response
4500.A1		C	) M					
Document:			Site: 97	73/ASN113 Ceulan St	ud, Pontyclun		PEX Session:	
Policy:		Ma	ар:		Issue:			
Summary:								
Item Ques	 stion	· <del></del>						Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of site?	,					
	oroposal for a large resident into residential designation.						areas. This is a conversion	of farm land near a SSSI
Itam Ouestio					Ponly			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of this plan would improve the environmental soundness of the LDP in that it helps preserve a green belt area between RCT and the Vale of Glamorgan.

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Sta	atus Modified	TREAT Petition of		_	NO FRTI SA/SEA		cil Office	r Recommendation	Response
4501.A1			0		М				<b>V</b>				
Document:					Site: 996/ASN1	22 Land at Mo	ount Pleas	ant				PEX Session:	
Policy:			Мар	o:				Issue	:				
Summary:													
Item Que	stion											· · · · · · · · · · · · · · · · · · ·	Representation Text

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

I object to the inclusion on the following grounds:-

- 1. Flooding potential (See detail Appendix 1) (The stream running down from the mountain to the west of the farm track is contained between two quite substantial earth banks. The bottom of the stream is concreted with random concrete elevations to break the flow of the stream and entres an underground culvert at the bottom of the farm track via a grid. At times of very heavy rainfall and when the grid can, as occasion arises, be partly blocked by leaves of debris, the water level at that point can rise up to the top of the banks' From the grid the stream then runs underground down to and under cemetery road, close to the eastern border of my property. The house is 100 years old and the rainwater drainage from the east side of the house runs directly underground directly into this culvert. Any interruption to this flow would involve back-flow into my property, water entering the large celler areas under the old part of my property. This event would seriously damage my property and also significantly affect its sale value. The proposed road access to the development would have to encroach significantly, not only on the eastern bank supporting the concrete wall surrounding the school play area. That, plus any bridging or culverting work to the east of the site itself, would alter the present arrangements and being about the likelihood of flooding in the roadway)
- 2. Sewage (See detail Appendix 2 and Photocopy Sheets 1-4) (I would draw you attention to events that occurred last year regarding dewage contamination of the road from the lower gate of Porth County School to Cemetery Road. At that time there was raw sewage, faeces, toilet paper and tampons flowing down the road from an overflowing manhole cover for a period of many weeks. The enclosed emails confirm that this problem was finally settled. My calls to the appropriate Rhondda Cynon Taf Council Department revealed that they did not recognise an sewers on their map for that area at the rime ans also subsequently that parts of the road are not officially adopted. Damage occurred by my observation following excavation by the water board and at repair, the outlet pipe was small, probably 6 inches in diameter. A developer given a site of the demensions indicated would probably fit in the quivalent number of properties in a density similar to that on Bron Heulwen, I.e. between 24 and 30 properties. Having a sewage output from that number of properties being joined up to the existing facilities would inevitably lead to problems, and potential health problems to the school puils)
- 3. Public Safety (See detail Appendix 3) (The road between my property and Porth County School is the only access for motorised vehicles to the school. Porth County has 1,200 pupils, the majority of whom arrive by buses or car come to this lane twice a day. There is also a significant number of children and young people in the roadway at break times at school. Increased traffic from such a development would be a dafetyhazard to the pupils of the school, including the immense congestion that occurs at the beginning and end of school hours. Any potential residential development on this site should have only a footpath or cyclepath acess down the present farm track to Cemetery Road and its bus stop (c.f.Pt4.2 of submission) with main vehicular access going east to the north of Mount Pleasant Road.

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Rep'n No Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO Fin parts Add'l SA/			r Recommendation	Response
4502.A1		0	М						
Document:			Site: 1034/AS	S087 Land at Bu	arth y Capel			PEX Session	on:
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
1 3-4 Support (Yes) or object Reclassification may lead to the reclassifying the recreation grour. The village would be overloaded. Councillor Robert Bevan at the Ynvillage will not need or be able to the PUBLIC suggest that the Reclain financial gain rather than gain to the PUBLIC Suggest that the Reclain financial gain rather than gain to the PUBLIC Suggest that the Reclain financial gain rather than gain to the PUBLIC Suggest that the Reclaim Suggest that the Reclain financial gain rather than gain to the PUBLIC Suggest that the Reclaim Suggest Sugg	loss of the recre did it would provi with land classi nysybwl Regene support further creation Ground the village and i	eation round a de better acc fied as suitab eration Partne housing deve would be a s ts inhabitants hess?	cess to the very unpole for housing, the ership meeting comelopment. The proposuitable alternative is lifestyle. Although	oppular proposed infrastructure can mitted the Councoosed developme site. The suggest	development on the V not cope with the volun il to providing an exer nt of the colliery site ro on that the Recreatio	Vaun. me of land alr mplar develop esulted from e on Ground be	ready classified oment on the La extensive consureclassified has	for housing if this were a dy Windsor colliery site, altation with the PUBLIC of s been made by an outsion	all developed on. having delivered this the of Ynysybwl, at no stage did
4502.A2		0	M						
Document:			Site: 939/ASN	I178 Land at Bua	rth y Capel			PEX Session	on:
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
1 3-4 Support (Yes) or object Reclassification may lead to the reclassifying the recreation grour The village would be overloaded Councillor Robert Bevan at the Ye village will not need or be able to the PUBLIC suggest that the Reclinancial gain rather than gain to the support of the Public Suggest that the Reclinancial gain rather than gain to the support of the	loss of the recreated it would provivith land classingsybwl Regeneral support further creation Ground	eation round a ide better acc fied as suitab eration Partne housing deve would be a s	cess to the very unpole for housing, the ership meeting comelopment. The propositable alternative:	oppular proposed infrastructure cannitted the Councoosed developme site. The suggest	development on the V not cope with the volui il to providing an exer nt of the colliery site ro on that the Recreatio	Vaun. me of land alr mplar develop esulted from e on Ground be	ready classified oment on the La extensive consureclassified has	for housing if this were a dy Windsor colliery site, attation with the PUBLIC of seen made by an outsion	all developed on. having delivered this the of Ynysybwl, at no stage did

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

Item Question

C1 - does not relate to proposed Lady Windsor site development.

CE2 - has not considered alternative of Lady Windsor site development

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

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

If you take this land Ynysybwl is finished i.e. sports bowls cricket rugby football children's play area

I used to be a park attendant at this park and I know this sports ground is used quite a lot. There is lot sports played in Ynysybwl

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA			fficer l	Recommendation	Response
4504.A2			0	М							
Document:				Site: 939/ASN1	178 Land at Bu	arth y Capel				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Questi	 on				- — — — —						Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl o	f site?								
	ake this land Ynysybwl is fii to be a park attendant at th						Ynysybwl				
4505.A1			0	М							
Document:				Site: 1034/ASS	S087 Land at B	Buarth y Capel				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Questi	 on				- — — — —						Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl o	f site?								
(Why ta	ake this land) It belong to the	ne people. Fo	r future genera	ations of children. Yo	ou have already	taken our cinema, co	ncert hall ar	d given us no	othing in	return.	
4505.A2			0	М							
Document:				Site: 939/ASN1	178 Land at Bu	arth y Capel				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Questi	on								===		Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl o	f site?			·	<b></b>			·	

(Why take this land) It belong to the people. For future generations of children. You have already taken our cinema, concert hall and given us nothing in return.

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

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Rep'n No	Accssn No Date Lodged	Late? Sourc	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l S		ıncil Officer	Recommendation	Response
4506.A1			0	М						
Document:				Site: 940/ASN	123 Large site	off Llanwonno Road	/Lady Lewis Tip		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Quest	ion								- — — — — — — — —	Representation Text
1 3 - 4 Althou	Support (Yes) or objec gh a brownfield site - Lady	` ,		npletely regenerated	d with vegetation	n and wildlife and sho	ould no longer be	considered b	rownfield.	
4507.A1			0	М						
Document:				Site: 1034/AS	S087 Land at E	Buarth y Capel			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Quest	 ion								- — — — — — — — —	Representation Text
	Support (Yes) or object to the building of houses age to support more people	on the only rec	reation ground		nysybwl have. Th	ne last bit of green fic	elds. Also traffic o	ongestion wo	ould bring the village to a halt. I	No enough facility's in
4507.A2			0	М						
Document:				Site: 939/ASN	178 Land at Bu	ıarth y Capel			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Quest	ion									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl o	f site?							

I object to the building of houses on the only recreation grounds our children of Ynysybwl have. The last bit of green fields. Also traffic congestion would bring the village to a halt. No enough facility's in the village to support more people. Leave our village alone PLEASE

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	s Modified	TREAT Petition of	EVIDENCE in parts Add			cil Officer	Recommendation	Response
4508.A1			0	М								
Document:				Sit	te: 940/ASN	123 Large site	off Llanwonno	Road /Lady	Lewis Tip		PEX Session:	
Policy: Summary:			Мар	o:			lssu	e:				
Item Que	estion											Representation Text
Imp Plar Visu If Po Lad	Support (Yes) or object untainside is very steep and deact on traffic.  Inning permission rejected for ual Impact.  Orth and Ynyshir joined would by Lewis colliery site is now contains.	rear of C	nent couls cau Coronation Tel	rrace, for very			it be disturbed.					
4509.A1			0	M								
Document:				Sit	te: 1034/AS	S087 Land at E	Buarth y Capel				PEX Session:	
Policy:			Мар	o:			lssu	e:				
Summary:												
Item Que	estion											Representation Text

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

I object to the recreational fields being included in the local development plan because they are the only leisure facility that the village has. Not only are they used by the children of the village they also have rugby and football pitches which are used by adults as well. There is also a bowling green which is home to the village bowls team, much has been made lately about young children being obese and less active but selling off their play areas for housing will only serve to compound these issues. Having lived in the village my whole life I find it unconceivable that any of the land shown in the development plan would be used for housing. The majority of the land highlighted is a wetland and as such should be protected for conservation reasons. Another obvious problem with building on the site would be the road network. The main road in the village is inaccessible most days with parking on both sides so to add another few hundred cars and lorries taking materials too and from the site would cause gridlock in the village. As it is most villagers think it will take someone being killed or an emergency vehicle unable to get through the main street before people address the problems with the roads into the village. A more obvious site for development would be the Old Lady Windsor colliery site. That at present is an blight on the village and the added bonus of this site is that a new road could be build into the village from Ynysybwl road so any extra traffic would have no impact on already overloaded main streets.

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Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

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2 5 Why Incl/Excl of site improves soundness?

Support (Yes) or object (No) to incl of site?

1 3 - 4

Item Question

N/A - would create no great improvement to the immendiate and surrounding areas.

Former colliery site now mostly water logged, therfore much greater risk of subsidence and landslips.

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Reply

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

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Rep'n No Acc	cssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		ncil Officer	Recommendation	Response
4511.A1			0	М						
Document:				Site: 940/ASI	V123 Large site	off Llanwonno Road /Lad	dy Lewis Tip		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Question										Representation Te
1 3-4	Support (Yes) or object	t (No) to incl c	of site?							
Unsuitabl	e tonography - the land i	s verv steen a	and stability m	av he a problem a	s the Halcrow ren	ort states that the area is	of medium ris	k for landslin		
	use ribbon development pact, emergency vehicle		•		90.					
	for more residential sites h nature has taken over				Pleasant Heights	Phase2, rear Coronation	n Terrace, Gra	ig Ddu, Jesty	n Street - etc. It would be a	a great shame to spoil the
4512.A1			0	М						
Document:				Site: 1034/AS	SS087 Land at B	uarth y Capel			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Question										Representation Tex
121	Support (Voc) or object	t (No) to incl o	f cito?							

Support (Yes) or object (No) to incl of site?

I object because

- 1. Access to the planned site is unsuitable for lorries and excavating equipment to manoeuvre in narrow streets.
- 2. The main road into Ynysybwl would be unable to cope with extra traffic another residential site would generate.
- 3. There would be destruction to a valuable ecological site which must not be allowed.
- 4. The flood plain would be disturbed causing extra flooding further down the village.
- 5. Disruption will happen to the lives of existing residents.

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# REPRESENTATION DETAIL by: Representation No Eithered to show: (All representations)

# Rhondda Cynon Taf County Borough Council Local Development Plan

	now: (All representation									
Rep'n No	Accssn No Date Lodg	ged Late? Sour	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'I SA/SEA		cil Officer	Recommendation	Response
4512.A2			0	М						
Document:				Site: 939/ASI	N178 Land at Bu	arth y Capel			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4 I obj	Support (Yes) or o ect because	object (No) to incl	of site?							
_										
3. T 4. T	The main road into Ynysyb There would be destructio The flood plain would be d Disruption will happen to t	on to a valuable ec disturbed causing	ological site w extra flooding	hich must not be a	llowed.					
3. T 4. T 5. C	There would be destructio The flood plain would be d	on to a valuable ec disturbed causing	ological site w extra flooding g residents.	rhich must not be a further down the vil	llowed. lage.				PEX Session:	
3. T 4. T 5. E 4513.A1	There would be destructio The flood plain would be d	on to a valuable ec disturbed causing	ological site w extra flooding g residents.	rhich must not be a further down the vil	llowed. lage.				PEX Session:	
3. T 4. T 5. D 4513.A1	There would be destructio The flood plain would be d	on to a valuable ec disturbed causing	ological site w extra flooding g residents.	rhich must not be a further down the vil	llowed. lage.	off Llanwonno Road /Lady	 Lewis Tip		PEX Session:	
3. T 4. T 5. D 4513.A1 Document: Policy:	There would be destrúction The flood plain would be do Disruption will happen to the things of the t	on to a valuable ec disturbed causing	ological site w extra flooding g residents.	rhich must not be a further down the vil	llowed. lage.	off Llanwonno Road /Lady	Lewis Tip		PEX Session:	Representation Text

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Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Document: Site: 1034/ASS087 Land at Buarth y Capel PEX Session:

Policy: Map: Issue:

Summary:

Item Question

Item Question Representation Text

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

The site covers a well known and used play and recreational facility widely used by young and old members of the local and surrounding communities. This amenity alone greatly enhances the sporting traditions of the village established from early days: one which should continue to be developed, rather than run down and replaced by housing development.

Regarding the extension in housing development, I consider the infrastructure of the village: roadway drainage together with access to the site rather than enhance the community, would be detrimental to both the well being and safety of local inhabitants. Traffic through the village is already at critical levels and completely inadequate for existing needs; recent road calming measures which would cover some of the access roadways would then make travel to the site hazardous for all.

Reply

The local colliery site already under development considerations has in itself raised major concerns for the village, and a further site development such as the one outlined in the above draft would considerably worsen any sensible long term plans for the Ynysybwl community.

2 5 Why Incl/Excl of site improves soundness?

Please note comments over:

Ref tackle below: P1, P2, C1, CE2, CE4

Reference could also be made to area C4 in consistency test.

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5. Surplus of alternative residential development sites within existing boundary.

# Rhondda Cynon Taf County Borough Council Local Development Plan

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4514.A2			0	M							
Document:				Site: 939/ASN	178 Land at Bu	arth y Capel				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	estion										Representation Text
1 3 - 4	4 Support (Yes) or object	ct (No) to incl of	site?								
	e site covers a well known and ditions of the village establishe										ly enhances the sporting
to b	garding the extension in housi both the well being and safety er some of the access roadwa	of local inhabita	ints. Traffic th	rough the village is	already at critic						
	e local colliery site already und				ed major concer	ns for the village,	and a further	r site develo	pment such	h as the one outlined in the	above draft would
Item Questi	on					Reply					Soundness Tests
2 5	Why Incl/Excl of site in	nproves soundr	ess?								
	ase note comments over: tackle below: P1, P2, C1, CE	2, CE4									
Ref	erence could also be made to	area C4 in co	nsistency test								
4515.A1			0	M							
Document:				Site: 940/ASN	123 Large site	off Llanwonno Ro	oad /Lady Le	wis Tip		PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	estion										Representation Text
1 3 - 4 1. l	4 Support (Yes) or object Unsuitable topography: see H	` ,	site?								
	Unsuitable development.	-1									
3.	Traffic Impact.										
4. l	Loss of 'Green Wedge' betwe	en Porth and Y	nyshir.								

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

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Support (res) of object (No) to inci of site?

Unsuitable topography the land is very steep and stability may be a problem as the Helcrow report states that the area is of 'medium risk' for landslip.

# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO I in parts Add'l SA/			l Officer	Recommendation	Response
4518.A1			0	М							
Document:				Site: 940/ASN	N123 Large site	off Llanwonno Road /L	ady Lew	is Tip		PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	stion										Representation Text
1 3-4 Unsi	Support (Yes) or object uitable topography - the land	` '		ay be a problem as	s the Halcrow rep	ort states that the area	is a 'med	dium risk' 1	for landslip.		
4519.A1			0	М							
Document:				Site: 1034/AS	S087 Land at B	uarth y Capel				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	stion										Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl o	of site?								
I obje	ect to the housing site becau	se:-									
2. D 3. E 4. S	fou will be removing only play Disruption to residents with the extra traffic coming into a small chooling not big enough for extraction will be destroyed e.g.	e large volume all village - whi extra housing.	e of industrial to ch roads strug	raffic. gle to cope with no	w.						
4519.A2			0	M							
Document:				Site: 939/ASN	N178 Land at Bu	arth y Capel				PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	stion										Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?								

I object to the housing site because:-

- 1. You will be removing only playing fields we have as a village.
- 2. Disruption to residents with the large volume of industrial traffic.
- 3. Extra traffic coming into a small village which roads struggle to cope with now.
- 4. Schooling not big enough for extra housing.5. Wildlife will be destroyed e.g. frogs, newts, butterflies, hedgehogs etc.

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individuals and no help from the authorities. Any building on this area would simply be a crime.

Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		cil Officer	Recommendation	Response
4520.A1			0	М						
Document:				Site: 940/ASN	123 Large site	off Llanwonno Road /Lady L	ewis Tip		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Quest						<u> </u>				Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl	of site?							
Unsui	table topography - the land	is very steep	and stability m	ay be a problem as	the Halcrow rep	ort states that the area is of	'medium risl	k' for landslip		
4521.A1			0	M			1	П		
Document:					123 Large site	off Llanwonno Road /Lady L	ewis Tin		PEX Session:	
Policy:			Map:	0110. 0 10// 10/1	120 Largo ono	Issue:	.omo np		1 2% G0001011.	
Summary:			ινιαρ.			issuc.				
Item Quesi	tion			·		<del></del>	<del></del>	<u></u>	<del></del>	Representation Text
1 3 - 4		ot (NIa) to inal	of oito?							
_	Support (Yes) or object	` '		ome to fruition e.a. F	Pleasant Heights	Phase 2, rear of Coronation	Terrace C	raig-Ddu Ja	etun Street etc	
NOTIC	sed for more residential site	SIIILDI -III	ariy riave riot cc	ine to fruition e.g. i	icasani i leigins	T Hase 2, Teal of Colonation	r remace, o	raig-Duu, se.	styll Olleet etc.	
4522.A1			0	М						
Document:				Site: 940/ASN	123 Large site	off Llanwonno Road /Lady L	ewis Tip		PEX Session:	
Policy:			Мар:			Issue:				
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Item Ques	tion									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl	of site?							

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Anyone visiting the site the rear of 1-20 Coronation Terrace would not want anymroe volation of a once beautiful area. The land in question has been planted with many tresst through the hard work of

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4523.A1 0 М Document: Site: 1034/ASS087 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to house building because services such as water and drainage will overload an already outdated system. Increase in traffic which is already a major problem in Ynysybwl, especially Augustus Street which would be an access road to site and Robert Street which is the access road to Ynysybwl. Part of the proposed development is inhabited by protected wildlife. 4523.A2 0 Site: 939/ASN178 Land at Buarth y Capel PEX Session: Document: Policv: Map: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to house building because services such as water and drainage will overload an already outdated system. Limited access to site. Increase in traffic which is already a major problem in Ynysybwl, especially Augustus Street which would be an access road to site and Robert Street which is the access road to Ynysybwl. Part of the proposed development is inhabited by protected wildlife. 4524.A1 Ω M Site: 940/ASN123 Large site off Llanwonno Road /Lady Lewis Tip Document: PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text

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

Unsuitable topography the land is very steep and stability may be a problem. As the Halcrow report states that the area is of medium risk for landslip.

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Rhondda Cynon Taf County Borough Council Local Development Plan

REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4525.A1 0 Μ Document: Site: 1034/ASS087 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3-4 Support (Yes) or object (No) to incl of site? I object to houses being built on the recreation ground because it is the only green area in Ynysybwl used by people of all ages - children's playground, football and rugby fields, cricket pitch and bowling green. Part of the proposed development in inhabited by protected wildlife. 4525.A2 0 М П Document: Site: 939/ASN178 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: ..... Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site?

I object to houses being built on the recreation ground because it is the only green area in Ynysybwl used by people of all ages - children's playground, football and rugby fields, cricket pitch and bowling green.

Part of the proposed development in inhabited by protected wildlife.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4526.A1 0 М Document: Site: 849/ASN135 Ynysmaerdy to Talbot Green Relief Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? The proposed alternative route passes through farm land which I own and will cause najor difficulties and obstacles in accessing and providing facilities to maintain this green belt area. The previous 'LDP' which has been in being for many years, gave Lanelay Mountain Road as one of three options to provide a bypass to Talbit Greeb abd subsequent developments in Lanelay would have been fully aware of this option. Subsequently, the fire service has obtained planning permission which includes a roadway from the 'L'oreal' roundabout to link with the Mountain Road to Ynysmaerdy and Coed Ely. It is my contention that the attached map shows a more viable route which would require the existing moutain road to be upgraded and also using the old railway track, where feasible, to either Ynysmaerdy or even through to Coed Ely. **Soundness Tests** Item Question Reply 2.5 Why Incl/Excl of site improves soundness? I am aware of the need to revise the traffic problems through Talbot Green. This improved roadway will provide facilities for a relatively small proportion of that flow, any greater increase will cause ever more contention at both the 'L'oreal' and 'Matalan' roundabouts. The following do not appear to meet the requirements to facilitate any easing to local traffic problems. P1+P2, C1, C2+C4, CE1, CF2+CF4. 4527.A1 0 M PEX Session: Document: Site: 1034/ASS087 Land at Buarth y Capel Policy: Map: Issue: Representation Text Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Ynysybwl & Coed-y-Cwm Community Council Totally object to the following alternative site numbers: AS (S) 87 and AS (S) 178 On the grounds that if the above sites were put into the local development plan for 2006-2021 if would mean the loss of a green site, together with the loss of the recreation ground, and all the sporting facilities in the village, i.e. the rugby pitch, football ground, bowling green, tennis courts, children's playground, and also the allotment site. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness?

As I am not sure which of the table below this complaint falls under, I have been advised that it is not compulsory to complete this section of the representation form by Rhondda, Cynon, Taff County Borough Council.

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

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		Representation Text
of site?		
umbers:		
Cata tha lasat	development also for 2000 2004 if we did not a the least for more alleger to all the least file and a second in	and and all the energy of
		und, and all the sporting
	Reply	Soundness Tests
dness?		
complaint falls	under, I have been advised it is not compulsory to complete this section of the representation form by Rhondda, Cy	non, Taff County
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0	M	
O Map:		
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Мар:	Site: 1034/ASS087 Land at Buarth y Capel PEX Session:	Representation Text
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Map:	Site: 1034/ASS087 Land at Buarth y Capel PEX Session:  Issue:	
Map:  of site? ne difficulties a	Site: 1034/ASS087 Land at Buarth y Capel PEX Session:  Issue:	Representation Text
Map:  of site?  ne difficulties a hlarging existing and adu	Site: 1034/ASS087 Land at Buarth y Capel PEX Session: Issue:	Representation Text  An increase in this area
	of site?  umbers:  t into the local ball ground, bounders?	Site: 939/ASN178 Land at Buarth y Capel PEX Session:  Map: Issue:  of site?  umbers:  t into the local development plan for 2006-2021 if would mean the loss of a green site, together with the loss of the recreation group coall ground, bowling green, tennis courts, children's playground, and also the allotment site.  Reply

5) Environment - a) development of land which contains the Great Crested Newt - a protected spaces - and a variety of orchids. It is one of the remaining wetlands in S. Wales b) Original permission for development refused by the then Mountain Ash Councillors who had specific knowledge of the area and the difficulties posed in development.

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#### nt Plan

Representation Text

Soundness Tests

REPRES	ENTATION DETAIL 1	у: Кері	resentation No		Rhon	Rhondda Cynon Taf County Borough Council Local Development Plan					
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Rep'n No	Accssn No Date Lodged	Late? S	Source Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		ocil Officer	Recommendation	Response	
4528.A2			0	М							
Document:				Site: 939/ASN1	78 Land at Bu	arth y Capel			PEX Session:		
Policy:			Мар:			Issue:					
Summary:											
Item Que	estion									Represen	tation Text

- 13-4 Support (Yes) or object (No) to incl of site?
  - 1) Traffic A visit to Ynysybwl would highlight the difficulties already existing. Previous application for development refused on these grounds.
  - 2) Sewage The upheaval caused by either enlarging existing pipes or their renewal. The surface water already has caused flooding in businesses located in the main road. An increase in this area would have serious consequences.
  - 3) Leisure Already the leisure facilities for children and adults is minimal less of existing ones would have a devastating affect on community. B) Where would alternative facilities be placed. C) Obesity and inactivity is a serious problem prompting the B.M.A. to advise L. Authority to maintain leisure centres.
  - 4) Gardens -Privately owned given produce to owners.
- 5) Environment a) development of land which contains the Great Crested Newt a protected spaces and a variety of orchids. It is one of the remaining wetlands in S. Wales
- b) Original permission for development refused by the then Mountain Ash Councillors who had specific knowledge of the area and the difficulties posed in development.

4529.A1	0	M				
Document:		Site: 1034/ASS087 Land at Buarth	y Capel			PEX Session:
Policy:	Мар:		Issue	e:		
Summary:						

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

Item Question

Item Question

Lunderstand its proposed to build 500 to 600 houses. Which lobject too. Most households have more than one car some as many as four, where are you planning on getting these cards out of estates, most probably via Augustus Street. May I remind you this street was never intended as a main road but over year it has become a main road, some cars coming down it at rather fast speeds. If a child stepped out onto road between parked cards it would not stand a chance, let alone the elderly and disabled, I see recently High Street and a few others have been given speed requirements of 20mph and 30 down and sleeping policemen why hasn't Augustus street been given them as its more used than those streets. I also remember this person tried years ago to do this and was refused. what has happened now that is different to that result. I think taking children's areas disgusting we don't have much now. What about the old pit site!!

Reply

2 5 Why Incl/Excl of site improves soundness?

C4 it has no regard for people already living here in Ynysybwl by taking children's play areas, rugby pitch, bowls green.

What plans does this man have to replace these non I should imagine, we don't have much in Bwl for youngsters we'll have nothing if this goes ahead much to the shame of Rhondda Cynon Taff Councillors, where is the loyalties to the people. They hope to vote them in.

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

**Soundness Tests** 

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4529.A2 М 0 Site: 939/ASN178 Land at Buarth y Capel Document: PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I understand its proposed to build 500 to 600 houses. Which I object too. Most households have more than one car some as many as four, where are you planning on getting these cards out of estates, most probably via Augustus Street. May I remind you this street was never intended as a main road but over year it has become a main road, some cars coming down it at rather fast speeds. If a child stepped out onto road between parked cards it would not stand a chance, let alone the elderly and disabled, I see recently High Street and a few others have been given speed requirements of 20mph and 30 down and sleeping policemen why hasn't Augustus street been given them as its more used than those streets. I also remember this person tried years ago to do this and was refused. what has happened now that is different to that result. I think taking children's areas disgusting we don't have much now. What about the old pit site!! **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? C4 it has no regard for people already living here in Ynysybwl by taking children's play areas, rugby pitch, bowls green. What plans does this man have to replace these non I should imagine, we don't have much in Bwl for youngsters we'll have nothing if this goes ahead much to the shame of Rhondda Cynon Taff Councillors, where is the loyalties to the people. They hope to vote them in. 4530.A1 0 W PEX Session: Document: Site: 895/ASN173 Land at Tyle Garw Policy: Map: Issue: Representation Text Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? There have already been a number of developments in the Tylagarw area which have increased traffic which is all filtered through the railway crossing at the bottom of Coedcae Lane. This and the increased volumes of traffic coming through the lane from Llanharry causes numerous delays. Another major development will cause chaos at busy times. Another concern is that the land in question forms a natural habitat for a number of protected species.

2 5 Why Incl/Excl of site improves soundness?

Item Question

Unfortunately I am not qualified to answer this section.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	e Mode Status	s Modified	TREAT Petition of		CE NO FRT dd'I SA/SEA	—	ocil Officer	Recommendation	Response
4531.A1			0	М								
Document:				Sit	te: 1034/AS	S087 Land at B	uarth y Cape	A.			PEX Sessio	n:
Policy: Summary:			Ma	ap:			ls	sue:				
Item Que	estion											Representation Text
The It is inte Trai Sch War	a Regeneration Partnership be land in question is owned by the only 'Green Field Area' in rnational, or sporting hero.  Fific - Our village has one road tools - Could our local schools ter - Drainage problems, due the total series are a regeneration part	clswo the villa in, one	O (Coal Industringe which hose road out and a with more child ands elevation	ry Social Welfa ets all our sport already has co dren n it would caus	are Organisa ing facilities ongestion pro	and the children	ven to the co	mmunity for the nour sporting et Robert Stre	ne community facilities we eet could take	's use. have been v		g many a rugby
Item Questi	on				<u> </u>	_ — — — — -	Re <sub>i</sub>	oly	- — — — -	_ — — —		Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the alternative site would improve the soundness of the LDP as it would give us the community of Ynysybwl our recreation ground back. Where it belongs.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of 4531.A2 0 М

in parts Add'l SA/SEA Repr Council Officer Recommendation Response Document: Site: 939/ASN178 Land at Buarth y Capel PEX Session: Map: Policy: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? As a Regeneration Partnership based in the Hear of the community we strongly disagree with any development for the recreation ground now or in the future. The land in question is owned by CISWO (Coal Industry Social Welfare Organisation) and was given to the community for the community's use. It is the only 'Green Field Area' in the village which hosts all our sporting facilities and the children's park. From our sporting facilities we have been very successful, producing many a rugby international, or sporting hero. Traffic - Our village has one road in, one road out and already has congestion problems. Ynysybwl's main street Robert Street could take no more. Schools - Could our local schools cope with more children Water - Drainage problems, due to the lands elevation it would causes other areas to flood if this development went ahead. Lastly we are a regeneration partnership and strongly urge you to listen to the community of Ynysybwl.

Item Question **Soundness Tests** Reply 2 5 Why Incl/Excl of site improves soundness? The exclusion of the alternative site would improve the soundness of the LDP as it would give us the community of Ynysybwl our recreation ground back. Where it belongs. 4532.A1 0

PEX Session: Site: 1034/ASS087 Land at Buarth y Capel Document:

Policy: Map:

Summary: .....

Representation Text Item Question

- 1 3 4 Support (Yes) or object (No) to incl of site?
  - 1. My objections are that traffic problems that already exist on current roads is already at saturation point, and roads in Ynysybwl will not support any more developments, particularly at the north end of Ynysybwl.
  - 2. Drainage from the elevated sites will also lead to more problems (flooding to lower areas)
  - 3. The impact of development on the only community green field namely rugby field and park in Ynysybwl.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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selling for redevelopment.

Rep'n No	Accssn No Date Lodged	Late? Sourc	e Type Mode	e Status Modified	TREAT d Petition of				cil Officer	Recommendation	Response
4532.A2			0	М		ПГ	<del></del>	П			
Document:		_		Site: 939/AS	N178 Land at Bu	uarth y Capel	_	_		PEX Session:	
Policy:			Мар:			Issue:					
Summary:											
Item Que	estion								- — — — -		Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl o	f site?								
	ly objections are that traffic pasybwl.	roblems that al	ready exist or	n current roads is a	already at saturation	on point, and roads	in Ynysyb	owl will not s	upport any m	nore developments, particula	rly at the north end of
2. 🛭	Orainage from the elevated si	tes will also lea	d to more pro	oblems (flooding t	o lower areas)						
3. T	The impact of development or	n the only comm	nunity green fi	eld namely rugby	field and park in \	Ynysybwl.					
4533.A1			0	М							
Document:				Site: 1034/A	SS087 Land at E	Buarth y Capel				PEX Session:	
Policy:			Map:			Issue:					
Summary:											
Item Que	estion										Representation Text
The	Support (Yes) or object is the only leisure facility that children's area is well used ang for redevelopment.	t Ynysybwl has.	There are no							Windsor. The Council has r	no right to even think of
4533.A2			0	М							
Document:				Site: 939/AS	N178 Land at Bu	uarth y Capel				PEX Session:	
Policy:			Map:			Issue:					
Summary:											
Item Que	estion										Representation Text
	Support (Yes) or object is the only leisure facility that children's area is well used a	t Ynysybwl has.	There are nu					-		windsor. The Council has r	no right to even think of

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REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Co									y Borough Council	Local Development Plan		
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Rep'n No	Accssn No Date Lodged	Late? Soul	rce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE in parts Add				ficer	Recommendation	Response
4534.A1			0	M								
Document:				Site: 1034/ASS	087 Land at E	Buarth y Capel					PEX Session:	
Policy:			Мар:			Issue	э:					
Summary:												
Item Ques	 stion	· <u>— — — — —</u>						· <u> </u>				Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?									
l obje	ect to this site being used for	r housing, bed	cause it is recre	eational ground, there	efore it should re	emain just that!	We hav	e few of thes	e facilities	in the v	illage, and I feel its importa	nt to hold on to these.
Item Questio	 n	· <u> </u>				Reply	,	· <del></del> _				Soundness Tests
2 5 Keep	Why Incl/Excl of site in ping the site as it is, will be g	•		lth and welfare. I tak	e my grand chil	dren there, they	love it.					
4534.A2			0	M								
Document:				Site: 939/ASN1	78 Land at Bu	ıarth y Capel					PEX Session:	
Policy:			Мар:			Issue	e:					
Summary:												
Item Ques	 stion											Representation Text
1 3 - 4 I obje	Support (Yes) or object to this site being used for	` '		eational ground, there	efore it should re	emain just that!	We hav	e few of thes	e facilities	in the v	illage, and I feel its importa	nt to hold on to these.
Item Questio	 n					Reply	, — —					Soundness Tests
2 5 Keep	Why Incl/Excl of site in ping the site as it is, will be g	•		Ith and welfare. I tak	e my grand chil	dren there, they	love it.					
4535.A1			0	M								
Document:				Site: 1034/ASS	087 Land at E	Buarth y Capel					PEX Session:	

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

Map:

Policy:

Summary:

Item Question

The importance of the recreation ground to the village is enormous. The only facility we have for all the sports activities carried out rugby, football, bowls and the number of social functions etc. Fetes carried out. The council are mad to even suggest developing our playing fields when the area belongs to the people of Ynysybwl from the people (workmen) of Lady Windsor!!

Issue:

Representation Text

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

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Rep'n No Accssn No Date Lodged	d Late? Sourc	e Type Mode	Status Modified		ENCE NO FRT Add'I SA/SEA		cil Officer	Recommendation	Response
4535.A2		0	М						
Document:			Site: 939/ASN178	Land at Buarth y Ca	pel			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
3 - 4 Support (Yes) or objective importance of the recreation carried out. The council are many supports the council are many supports.	n ground to the	village is enor							ctions etc. Fetes
4536.A1		0	М						
Document:			Site: 1034/ASS08	37 Land at Buarth y C	apel			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
3 - 4 Support (Yes) or objective importance of the recreation carried out. The council are many support of the council ar	on ground to the	village is enor							ctions etc. Fetes
4536.A2		0	М						
Document:			Site: 939/ASN178	Land at Buarth y Ca	pel			PEX Session:	
Policy: Summary:		Мар:			Issue:				
Item Question						<del></del>			Representation Text

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

The importance of the recreation ground to the village is enormous. The only facility we have for all the sports activities carried out rugby, football, bowls and the number of social functions etc. Fetes carried out. The council are mad to even suggest developing our playing fields when the area belongs to the people of Ynysybwl from the people (workmen) of Lady Windsor!!

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of			Officer Recommendation	Response
4537.A1		0	М					
Document:			Site: 1034/AS	S087 Land at	Buarth y Capel		PEX Session:	
Policy:		Мар:			Issue:			
Summary:								
Item Question								Representation Text
1 3 - 4 Support (Yes) or object	t (No) to incl of	site?						
Traffic - The village is already suff	ering from an	excess of traff	fic exacerbated by	the ONE ROAD	in ONE ROAD out and the	ne lack of parking fac	ilities everywhere in the village.	
Water - Existing flooding problem	s will be increa	ased - excess	drain off of surface	e water many dra	ains already unable to cop	pe during heavy rainf	all.	
Sewage - Due to a possible incre	ase a new svs	stem will be ne	eeded causing gre	at upheaval part	icularly in the Augustus St	tarea.		
,	·				, ,	. a. ca.		
Ecology - This area is one of outs	tanding beauty	y and the hom	ne of the protected	Great Crested N	lewt and rare orchids.			
Recreation - As a form H.T I am c	oncerned that	the health and	d happiness of child	dren and young	people will be greatly affe	cted if this developm	ent is allowed.	
4537.A2		0	M					
Document:	_		Site: 939/ASN	N178 Land at B	uarth y Capel		PEX Session:	
Policy:		Мар:			Issue:			
Summary:								
Item Question		<del></del>						Representation Text
1 3 - 4 Support (Yes) or object	t (No) to incl of	site?						
Traffic - The village is already suff	ering from an	excess of traff	fic exacerbated by	the ONE ROAD	in ONE ROAD out and the	ne lack of parking fac	ilities everywhere in the village.	
Water - Existing flooding problem	s will be increa	ased - excess	drain off of surface	e water many dra	ains already unable to cop	pe during heavy rainf	all.	
Sewage - Due to a possible incre	ase a new svs	tem will be ne	eeded causing gre	at unheaval nart	icularly in the Augustus St	tarea		
,	·				, ,	. 4.04.		
Ecology - This area is one of outs	tanding beauty	y and the hom	ne of the protected	Great Crested N	Newt and rare orchids.			
Recreation - As a form H.T.Lam o	oncerned that	the health and	d hanniness of child	dren and vound	neonle will be greatly affe	cted if this developm	ent is allowed	

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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4538.A1		0	М						
Document:			Site: 1034/ASS	S087 Land at B	uarth y Capel			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
1 3 - 4 Support	(Yes) or object (No) to incl of	f site?							
The children and sp	orts organisations of Ynysyb	wl need these	e facilities to fulfil the	e various activitie	s i.e. rugby, football, soc	ial events fetes e	tc.		
4538.A2	an extra burden to the alrea	O Chaotic sit	uation of the village.  M		ПП				
Document:	_		Site: 939/ASN	178 Land at Bu	arth y Capel			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question		·					·		Representation Text
1 3 - 4 Support (	(Yes) or object (No) to incl of	f site?							
The children and sp	orts organisations of Ynysyb	wl need these	e facilities to fulfil the	e various activitie	s i.e. rugby, football, soc	ial events fetes e	tc.		
	have to conduct our sportings of Lady Windsor Colliery.	ng functions, t	he Council should be	e ashamed of the	rir selves for even sugge	sting it for redeve	lopment. T	hey belong to the people of	Ynysybwl bought and
The traffic would be	an extra burden to the alrea	dy chaotic sit	uation of the village.						

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to sho	ow: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FR' in parts Add'I SA/SE	— — .	Officer	Recommendation	Response
4539.A1			0	M				]		
Document:				Site: 1034/AS	S087 Land at B	uarth y Capel			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	 tion								- — — — — — —	Representation Text
out Yr 2. Fa 3. Th There	Support (Yes) or object affic in Ynysybwl is already conysybwl to accommodate an cilities for youngsters are to be medical facilities are not exist only one food store in the ainage is antiquated and ne	ongested, but by new develop the minimum equipped to ac evillage and o	ses have diffice to the viller of the viller	lage? ur recreation groun a further influx of pecens, and the school	d and sports field ople, as our surg s cannot cope w	d, there would be nothing ery's are full now. th more children, as Trero	here to occupy ther	m, and we	would end up with probl	lems.
Item Question					_ — — — -	Reply				Soundness Tests

Why Incl/Excl of site improves soundness? 2 5

Before boundaries are moved you should have consulted the people who live in the area, not take it upon yourselves to give the go ahead. Hold a public meeting, so we can put our views forward, its called democracy, which people in power forget about?

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

**Soundness Tests** 

REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4539.A2 0 М Document: Site: 939/ASN178 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? 1. Traffic in Ynysybwl is already congested, buses have difficulty getting through Robert Street, with cars parked either side of the street, also up Augustus Street. We need a new road system, in and out Ynysybwl to accommodate any new development in the village? 2. Facilities for youngsters are to the minimum? If you took our recreation ground and sports field, there would be nothing here to occupy them, and we would end up with problems. 3. The medical facilities are not equipped to accommodate a further influx of people, as our surgery's are full now. There is only one food store in the village and one green grocers, and the schools cannot cope with more children, as Trerobert School is over 100 yrs old, and will need replacing in the near future. 4. Drainage is antiquated and need replacing as flooding occurs frequently in the village and on roads leading into the village. Soundness Tests Item Question Reply 2 5 Why Incl/Excl of site improves soundness? Before boundaries are moved you should have consulted the people who live in the area, not take it upon yourselves to give the go ahead. Hold a public meeting, so we can put our views forward, its called democracy, which people in power forget about? W М 4540.A1 0 Document: Site: 939/ASN178 Land at Buarth y Capel PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? The use of these sites were set out long ago, for the use of the village, somewhere to walk, train and play and they should remain that way. The accent these days is for people to get out more, exercise, walk and keep fit, and we need these places for us, now and for future generations.

2 5 Why Incl/Excl of site improves soundness?

Item Question

Take away these facilities, and you take away the heart of the village. We are being penalised enough as it is, with our groundsmen being made redundant.

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Reply

# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA			Recommendation	Response
4540.A2			O W	М						
Document:				Site: 1034/A	SS087 Land at Bu	arth y Capel			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques										Representation Text
1 3-4	Support (Yes) or obje	ct (No) to incl	of site?							
The u	use of these sites were set	out long ago, f	or the use of th	e village, somewh	ere to walk, train, ar	nd play , and they sh	ould remain tha	nt way.		
The a	accent these days is for pec	ople to get out	more, exercise	e, walk and keep fi	i, and we need thes	e places, for us now	v, and for future	generations.		
ltem Questio						- — — — — — - Reply				Soundness Tests
2 5	Why Incl/Excl of site in		dness?							
Take	away these facilities, and y	ou take away	the heart of the	e village. We are b	eing penalised enc	ough as it is, with ou	r groundsmen b	eing made red	undant.	
4541.A1			O W	М						
Document:				Site: 1034/A	SS087 Land at Bu	arth y Capel			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques										Representation Text
1 3-4	Support (Yes) or obje									
					. The roads are rea	ally bad now, I don't	think they will b	e able to cope	with extra traffic. I take my gra	andchildren over to
the re	ecreation ground frequently	as it is the only	y facility in the v	иllage.						
4541.A2			O W	М						
Document:				Site: 939/AS	N178 Land at Bua	rth y Capel			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	stion									Representation Text
1 3 - 4	Support (Yes) or obje	ect (No) to incl	of site?							
	• • • • •									

Lots of money has been spent on the playing fields to bring them up to standard. The roads are really bad now, I don't think they will be able to cope with extra traffic. I take my grandchildren over to the recreation ground frequently as it is the only facility in the village.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source 1	Гуре Моа	de Status Modified	TREAT EVIDENCE NO FR I Petition of in parts Add'I SA/SE	THR EVID. A Repr Council Officer	Recommendation	Response
4542.A1			O W	V M				
Document:				Site: 1034/AS	SS087 Land at Buarth y Capel		PEX Session:	
Policy:			Мар:		Issue:			
Summary:								
Item Que	 stion							Representation Text
Ynys net to Acce the L Scho Leis Shop Publ	ybwl - Traffic through Ynysybw o Coop. 4 way junction Robel ess roads to site - High St and ady Windsor Colliery site dev pols - are places available for ure Facilities - Ynysybwl is alm oping - Only one food store in ic Transport - Poor in evening ical Facilities - A&E is a long	ADS ALREADY I already down to testown Pub dang I Augustus Stree velopment takes an influx of childinost devoid of le Ynysybwl. Site of s/ Sundays, non way away in Lland	UNSUITAI o single la gerous; Ev et, already place esp ren. isure facili of develop -existent contrisant an	ane in much of Robe ven worse near Coo single track roads of secially with comme ities especially for your ment is on top of hi on Bank Holidays.	ill so even more traffic to Coop.	r Co-Operative store. Mar d see! rts St is a bus route with 4 ccts progress of emergency	y near accidents especially c per hour. Those problems w vehicles.	coming out of side road
				- — — — — -				Soundness Tests
					ropry			

2 5 Why Incl/Excl of site improves soundness?

CE2 - Imposes unacceptable strain on existing infrastructure and drainage is already at its limit.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Representation Text

REFRESENT	ATION DETAIL by: Representation No	Kiloliuua	Cylion far County Borough Council Local Development Flai
Filtered to show:	(All representations)		
Rep'n No Acc	cssn No Date Lodged Late? Source Type Mode S	TREAT EVIDENCE NO FRTHR Status Modified Petition of in parts Add'l SA/SEA Re	EVID. epr Council Officer Recommendation Response
4542.A2	O W	M	
Document:		Site: 939/ASN178 Land at Buarth y Capel	PEX Session:
Policy:	Мар:	Issue:	
Summary:			
Item Question			Representation Tex
1 3 - 4 Increased	Support (Yes) or object (No) to incl of site?		White Bridge rat-run more near crashers on Berw Road Hill to Rly bridge.
		in much of Robert Street. Much congestion especially near Co- worse near Coop on Lottery days - go there at 5.30pm and see	Operative store. Many near accidents especially coming out of side road
		gle track roads due to legal parking and Augustus St/Roberts St ally with commercial lorries to/from that site. All above affects p	is a bus route with 4 per hour. Those problems will be made worse when ogress of emergency vehicles.
Schools -	are places available for an influx of children.		
Leisure F	acilities - Ynysybwl is almost devoid of leisure facilities	s especially for young/youths.	
Shopping	g - Only one food store in Ynysybwl. Site of developme	nt is on top of hill so even more traffic to Coop.	
Public Tra	ansport - Poor in evenings/ Sundays, non-existent on B	ank Holidays.	
Medical F	Facilities - A&E is a long way away in Llantrisant and n	eed to negotiate village to get there.	
Flooding	- Site is on a gradient atop a hill, concreting over land	leads to faster run off - drainage is in a stream that has already o	caused flood damage. B4273 road to Ponty suffers from flooding.
Item Question		Reply	Soundness Test
2 5 CE2 - lmp	Why Incl/Excl of site improves soundness? poses unacceptable strain on existing infrastructure an		
4543.A1	_ O W	M	
Document:		Site: 1034/ASS087 Land at Buarth y Capel	PEX Session:
Policy:	Мар:	Issue:	
Summary:			

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

Item Question

The site was donated by mineworkers for use by villagers. It is the main recreation facility in the village and my grandchildren use it frequently. Lots of public money has been spent on the playing fields to bring them up to standard. The roads are bad now, I don't think they will be able to take any extra traffic.

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

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Rep'n No	Accssn No Date Lodged	Late? So	urce Type	Mode :	Status Modified	TREAT Petition of	EVIDENCE in parts Ad	-			Officer	Recommendation	Response
4543.A2			0	W	М								
Document:					Site: 939/ASN	178 Land at Bu	arth y Capel					PEX Session:	
Policy:			Мар	:			Issu	ıe:					
Summary:													
Item Que	stion												Representation Text
1 3 - 4	Support (Yes) or object	t (No) to inc	cl of site?										
	site was donated by mineworing them up to standard. The		, .			•		grandchild	dren use it	frequently.	Lots o	f public money has been spe	nt on the playing fields
4544.A1			0	W	М								
Document:					Site: 1034/AS	S087 Land at B	suarth y Capel					PEX Session:	
Policy:			Мар	:			Issu	ıe:					
Summary:													
Item Que	stion												Representation Text

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

My objections to any new site:

- 1. Access into Ynysybwl itself i.e. Robert S.
- 2. Taking away the recreation facilities away with nothing to replace it. The village is without anything.
- 3. Not enough school places.
- 4. Drains/ Sewers
- 4. No shopping facilities and to leave the village is very expensive.
- 5. DEVELOP THE LADY WINDSOR COLLIERY SITE FIRST give the villagers something/ anything instead of taking it away.

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REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Council Local Development Plan Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4544.A2 W М 0 Document: Site: 939/ASN178 Land at Buarth y Cape PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? My objections to any new site: 1. Access into Ynysybwl itself i.e. Robert S. 2. Taking away the recreation facilities away with nothing to replace it. The village is without anything. 3. Not enough school places. 4. Drains/ Sewers 4. No shopping facilities and to leave the village is very expensive. 5. DEVELOP THE LADY WINDSOR COLLIERY SITE FIRST - give the villagers something/ anything instead of taking it away. 4545.A1 0 W M Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policv: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the extension of the residential settlement boundary because of the following reasons outlined below:

- 1, Loss of Llantrisant Road Allotments to allow the demise of such a site would be criminal. In this day and age when the Government are encouraging such schemes/sites it would be outrageous for houses to be built there in the future. The allotments plays a big factor in a number of local lives. It is important to them! It gives them a sense of leisure, freedom and also they are doing their bit for the environment. I believe the allotment has been here for 100 years. Why take it away?
- 2, Traffic Llantrisant Road already has a high volume of traffic and it has recently be recognised by the construction of traffic calming measures. Further houses would increase the dangers on the road and for the local school children at Trefvrhug.
- 3, Access and Drainage In recent years a planning application was refused for some of the land behind Llantrisant Road. Access and Drainage were particular ingredients for the planning being refused. What has changed now? Nothing! There is no improvement from when the last planning application was refused. Please allow this land to stay as part of the community.

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

**Soundness Tests** 

REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4546.A1 W М 0 Yes 35 Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? There is a very high density of houses in the area. All services are under strain in Tonyrefail, NHS, School, Police, Fire Services. Sewage as been, for many years, struggling to handle local needs. Bad access and extra traffic would cause further problems. It goes against Government and RTC policy for providing allotments. Local wild life which is struggling would be affected, with a protected butterfly in the adjacent field being affected by the proximity of this site. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? This goes against government and RTC policy on allotments for health reasons. There seems to be a mad desire to completely cover Tonyrefail with houses, which does not apply to other areas, without upgrading any of the essential services. 4546.A2  $\cap$ W Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Document: Policy: Map: Issue: Summary: Item Question Representation Text Support (Yes) or object (No) to incl of site? 1 3 - 4 A) There is already a high density of housing, also proposed housing in the area. B) There is already a strain on the local services. NHS. Fire service. Police. Schools. The sewage system is barely coping with present levels also there would be extra traffic and bad access to the site. C) The allotment as been in existance for nearly 100 years and this plan goes against Government and RTC Policy. D) There are also ecological considerations that have not been considered. There is a colony of reptiles within the allotment and in the adjacent field a site of special scientific interest, with a very rare

butterfly present.

Reply

2 5 Why Incl/Excl of site improves soundness?

Item Question

This goes against government policy on allotments. Also RTC Policy which is to supply more allotments not build houses on them. It is not compatable with neighbouring authorities when you compare the proposed density of housing proposed for the area, with no upgrading of essential services.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	се Туре Т	Mode S	Status Modified		EVIDENCE NO FRT in parts Add'I SA/SEA	THR EVID. A Repr Council Officer	Recommendation	Response
4547.A1			0	W	М					
Document:					Site: 1115/ASS	3080 Land to the	e rear of 8 - 54 Llantrisant	t Road	PEX Session:	
Policy:			Мар:				Issue:			
Summary:										
Item Ques	stion									Representation Text
1 3 - 4 Loss	Support (Yes) or object of allotments, important for	` ,		t, to mu	ch traffic already	unsuitable access	s.			
4548.A1			0	W	М					
Document:					Site: 1115/ASS	3080 Land to the	e rear of 8 - 54 Llantrisant	t Road	PEX Session:	
Policy:			Мар:				Issue:			
Summary:										
Item Ques	stion									Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl o	of site?							
	allotments are a valued part d be unsafe, in my opinion, to							se these allotments and th	ney become part of their famili	es enjoyment. It
4549.A1			0	W	М					
Document:					Site: 1115/AS	3080 Land to the	e rear of 8 - 54 Llantrisant	Road	PEX Session:	
Policy:			Мар:				Issue:			
Summary:										
Item Ques										Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl o	of site?							

Loss of allotments important for leisure and environment. Highway to much traffic already unsuitable access.

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REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Council Local Development Plan Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4550.A1 W М 0 Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Loss of allotments important for leisure and environment. To much traffic already, unsuitable access, drainage etc. Item Question **Soundness Tests** Reply Why Incl/Excl of site improves soundness? 2 5 P2, C1, CE1 4551.A1 0 W М PEX Session: Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road Policy: Map: Issue: Summary: Item Question Support (Yes) or object (No) to incl of site? 1 3 - 4 For the past 30 years this green belt has been used as an allotment. This area has been kept immaculate by the gardeners who have plots there. Over the years the allotment has brought joy, pride and enjoyment for so many people. It would be heart-breaking to take it away. There are other plots of land locally which could be taken into consideration for planning. The eyesore of land opposite the 'Red Cow' for instance or the Churchyard surrounding 'St John's Church' which is disgraceful. 4552.A1 W М 0

Item Question

Representation Text

PEX Session:

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

Document: Policy:

Summary:

Because of the loss of allotments which is important for leisure and the environment.

There will be too much traffic around Maple Ct where we are residents.

Access is unsuitable at the moment without any more traffic in the vicinity without worries about drainage etc.

Map:

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Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road

Issue:

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4553.A1 W М 0 Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Loss of allotment which is important for leisure and environment. To much traffic already and no suitable access. Worried about drainage problems. 4554.A1 S W М Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Document: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Allotments are important for leisure and environment. Increase traffic also no suitable access will make it more dangerous for the children who attend Tref-Y-Rhyg school who goes to school via the land by allotments. Also worried about drainage problems. 4555.A1 Ω W М Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text

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

Loss of allotment important for leisure. Too much traffic already. No suitable access. Worries about drainage problems ect. My son goes to Tref-Y-Rhyg and with the extra traffic it will be more dangerous my mother takes him and she walks up the lane by the allotments if that goes she'll have to walk down the main road.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4556.A1 W М 0 Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question **Representation Text** 1 3 - 4 Support (Yes) or object (No) to incl of site? Loss of allotments which is very important for Leisure and the environment. There will also be a lot more traffic/ which there is enough of on the roads already and its not very safe by the school. There will be unsuitable access to the houses being so close to other houses and the school. My child attends Tref-Y-Rhyg primary school and this route is the safest way for my child and others living around this area to get to school without walking beside a main road. There is also the problem of drainage which we have trouble with at the moment with more house the drainage wont cope. (Think of the environment and our children) 4557.A1 0 Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PFX Session: Document: Policv: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Loss of allotment important for leisure and environment. Highway, to much traffic already. Unsuitable access Drainage problems etc. My grandchildren goes via - that way to Tref-y-Rhyg school with the increase of traffic it would make their journey to school more hazardous than it is now because werever the access goes it will effect them. 4558.A1 W 0 М Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PFX Session: Document: Policy: Map: Issue: Summary: Item Question Representation Text

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

Loss of allotments important for leisure and enviroment. Highway, to much traffic already and no suitable access for it. Worries about drainage ect.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? 30ui				Petition of	III parts Auu		Kepi Couii		Recommendation	Response
4559.A1			0	W	М							
Document:					Site: 1115/ASS08	30 Land to th			Road		PEX Session:	
Policy:			Мар:				Issue	:				
Summary:		<u></u>	<del></del>					<del></del>			<del></del>	
Item Que	estion											Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?									
Traf Drai	s of allotment - important for e fic worries we have to much a inage problems (lots of this a grandson goes to Tref-Y-Rhyg	already also ι lready).	ınsuitable			erous and it	bad enough now	. Itake him	everyday.			
4560.A1			0	W	М							
Document:					Site: 1115/ASS08	30 Land to the	he rear of 8 - 54	Llantrisant I	Road		PEX Session:	
Policy:			Мар:				Issue	:				
Summary:												
Item Que	estion											Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?									
Los	s of allotments important for le	eisure and er	vironment									
Uns	nway, to much traffic already uitable access rries about drainage etc.											
4561.A1			0	W	М							
Document:					Site: 1115/ASS08	30 Land to the	he rear of 8 - 54	Llantrisant I	Road		PEX Session:	
Policy:			Мар:				Issue	:				
Summary:												
Item Que	estion											Representation Text
	s of allotment. Improtant for le	eisure and en	viroment.									
	fic worries we have to much a	aiready and n	o suitable	access	<b>5.</b>							
Drai	inage problems ECT.											

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

development of the area.

Rep'n No	Accssn No Date Lodged	Late? Sou	rce Type I	Mode S	TREAT Status Modified Petition of	EVIDENCE NO FR in parts Add'l SA/SE		ncil Officer	Recommendation	Response
4562.A1			0	W	М					
Document:					Site: 1115/ASS080 Land to	the rear of 8 - 54 Llantrisar	nt Road		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	stion									Representation Text
To m No s	Support (Yes) or objects of allotment, important for lenuch traffic suitable access ried about drainage problem	eisure	of site?							
4563.A1			0	W	M					
Document:					Site: 1115/ASS080 Land to	the rear of 8 - 54 Llantrisar	nt Road		PEX Session:	
Policy:			Мар:	:		Issue:				
Summary:										
Item Que	stion									Representation Text
	s of allotment important for le	isure and evi	roment. To		traffic already and there is no su angerous for my children going to					
4564.A1			0		М					
Document:					Site: 902/ASN083 Land to the	ne north of The Patch			PEX Session:	
Policy:			Мар:	:		Issue:				
Summary:										
Item Que	stion									Representation Text
1 3 - 4 Site	, , ,			s also th	he site of a bronze age beaker n	nan. No road access/infras	structure. If ind	cluded within	the settlement boundary could	cause over-

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Sourc	е Туре	Mode S	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
4564.A2			0	W	М						
Document:					Site: 1115/ASS08	0 Land to th	ne rear of 8 - 54 Llantr	isant Road		PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Que	estion	·						<del></del>			Representation Text
1 3 - 4 Bec	Support (Yes) or object sause of the loss of allotments	` ,		eisure	and the enviroment.	There will be	to much traffic around	l Maple Court.			
4565.A1			0	W	М						
Document:					Site: 1115/ASS08	0 Land to th	ne rear of 8 - 54 Llantr	isant Road		PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Que	estion										Representation Text
1 3 - 4 Loss	Support (Yes) or objects of allotments important for l	` ,		. Highv	vay, to much traffic al	ready, unsuit	able access. Worries	s about drainage e	etc.		
4566.A1			0	W	М						
Document:					Site: 1115/ASS08	0 Land to th	ne rear of 8 - 54 Llantr	isant Road		PEX Session:	
Policy:			Мар				Issue:				
Summary:											
Item Que	estion				- — — — — —						Representation Text

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

Loss of allotments, important for leisure and enviromen, Highway, to much traffic already Unsuitable access

Worries about drainage etc.

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

Filtered to show: (All representations)

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Rep'n No	Accssn No	Date Lodged	Late?	Source Ty	ype N	1ode S	Status Modified	TREAT Petition of	EVIDENCE in parts Add'i			cil Officer	Recommendation	Response
4567.A1					0	W	М							
Document:							Site: 1115/AS	S080 Land to t	he rear of 8 - 54 I	_lantrisant F	Road		PEX Session:	
Policy:				1	Мар:				Issue:					
Summary:														
Item Que	estion													Representation Text
1 3 - 4	1 Support	t (Yes) or objec	ct (No) to	incl of site	e?									
High Uns	s of allotments nway, too much uitable access rries about drai	n traffic already		nd environ	ment.									
4568.A1					0	W	M							
Document:							Site: 1115/AS	S080 Land to t	he rear of 8 - 54 I	_lantrisant F	Road		PEX Session:	
Policy:				1	Мар:				Issue:					
Summary:														
Item Que	estion	- <u></u>	- <u> </u>				<b></b>					<u></u> -		Representation Text

- 1 3 4 Support (Yes) or object (No) to incl of site?
  - 1) The allotments are a valued source of enjoyment and bring pleasure to many people as well as the gardeners. They are extremely well kept and cared for. If removed there would be problems with the access road needed to serve the development. Traffic calming areas have recently been laid down in the surrounding roads, this shows that the area is unsuitable for construction vehicles. A primary school is also in close proximity, there would be serious concerns regarding the childrens' safe journey to and from school.
  - 2) The allotments are situated next to a site of special scientific interest, any development may impinge on that site.
  - 3) The loss of the allotments would affect the wonderful community spirit that exists at present.
  - 4) Many issues regarding drainage, services etc need to be carefully considered as there is an area of high density housing next to the allotments. I strongly believe that an area of green is vital in keeping a balance in an area of such high density housing. It keeps people sane! Please let us keep these beautiful allotments.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4569.A1 W М 0 Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? This plan would mean the loss of allotments which are of importance for the community with regard to leisure and environment. There is unsuitable access from a dangerous highway. This area has recently had traffic calming measures introduced (new speed limit and speed bumps). Increased traffic levels are a cause of concern and this amendment would only add to further congestion. The allotments contain a very large sceptic tank to act as an overflow for the Capel Estate. Any further development would add unacceptable pressure to the sewerage system. 4570.A1 0 W Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? This plan would mean the loss of allotments, which are very important to the community. There is no suitable access to the area, increased traffic to this area would be a danger to an area which school children pass daily. 4571.A1 Ω W M Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text

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

Because of the loss of allotments, which is important for leisure and the environment.

There will be too much traffic around Maple Court where we are residents. Access is unsuitable at the moment without any more traffic in the vicinity without worries about drainage etc.

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

Filtered to show: (All representations)

_	Why Incl/Excl of site im	•									
2 5			lnooo?				Reply				
ltem Questio						- — — — — -					Soundness Tests
•	sider Tonyrefail over develop				·	•	, ,	· ·		ed infrastructure is already in	n place.
Anv	access to this site would hav	e to be from th	ne minor r	roads fr	om Capel Hill or t	to Pantvbrad, roa	ads already inadequate for	existing traffi	C.		
This child	area has highway issues, the ren.	e Authority has	s already l	had to p	orovide Traffic Ca	alming methods i	round the local school and l	beyond. Any	additional wo	ould certainly increase the ri	sk, particularly to
pead	ce, providing both pleasure a	nd a contributi	ion to the	environ	ment.	_					
	osed development of the ab	` ,		e loss o	f the allotments.	Many of the gard	deners there have had their	plots for ma	ny years and	should be allowed to continu	ue this passtime in
1 3 - 4	Support (Yes) or object	et (No) to incl o	of site?								·
Item Que:	stion				·			<del></del>			Representation Text
Summary:											
Policy:			Мар:				Issue:				
Document:		_			Site: 1115/ASS	S080 Land to th	ne rear of 8 - 54 Llantrisant	Road	_	PEX Session:	
4573.A1			0	W	М	Yes	77 🗌 🗎				
1 3 - 4 I stro	Support (Yes) or object ongly object to the local planning	` ,		ntrisant	Road, I have worl	ked hard for ove	r 30 years at this allotment	and it would	deprive me o	f my right to so do in the futu	ıre,
Item Que	stion										Representation Text
Summary:			· <u></u>								
Policy:			Мар:				Issue:				
Document:					Site: 1115/ASS	S080 Land to th	ne rear of 8 - 54 Llantrisant	Road		PEX Session:	
4572.A1			0	W	М						
Rep'n No	Accssn No Date Lodged	Late? Source	ce Type I	Mode S	tatus Modified	TREAT Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA		cil Officer	Recommendation	Response

It is a land use plan which does not have regard to the highway issues of the area.

It does not have regard to the current use, providing leisure activities and a contribution to a greener environment.

It does not have regard to previous drainage problems in the area.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Source	ce Type I	Mode S	Status Modified	TREAT Petition of	-	O FRTHR EVID. SA/SEA Repr Coul	ncil Officer	Recommendation	Response
4574.A1			0	W	М						
Document:					Site: 1115/AS	S080 Land to the	he rear of 8 - 54 Lla	ntrisant Road		PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Que	estion										Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl o	of site?								
	he proposed development of uld be allowed to continue this							s there have had the	eir plots for ma	any years as some of thei	r family before them and
and	This area has highways issues older people of the area.	•		•	·	, and the second		, ,		certainly increase the risk	particularly to the children
4) I	do consider Tonyrefail over d	eveloped for	existing fa	cilities	, but if unavoidab	le, development	should be carried o	out to the South and	West where in	mproved infrastructure is	already in place.
Item Questic	on						Reply				Soundness Tests
2 5	Why Incl/Excl of site im	proves sound	ness?								
	es not have regard to the curr which does not have regard								ard to previous	s drainage problems in th	e area. And it is a land use
4575.A1			0	W	М						
Document:					Site: 1115/AS	S080 Land to the	he rear of 8 - 54 Lla	ntrisant Road		PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Questic	- — — — — — — — — on				- — — — —		Reply	- — — — — -			Soundness Tests
2 5	Why Incl/Excl of site im	proves sound	ness?								

Loss of allotments important for leisure and enviroment.

Highway to much traffic in a community already. With unsuitable access.

Drainage is horendous already with extra housing it will be diabolical environmental landscape will be lost.

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Rhondda Cynon Taf County Borough Council Local Development Plan

REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) **TREAT** EVIDENCE NO FRTHR EVID. Accssn No Date Lodged Late? Source Type Mode Status Modified in parts Add'l SA/SEA Repr Council Officer Recommendation Rep'n No Petition of Response 4576.A1 0 W Μ Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question **Representation Text** 1 3 - 4 Support (Yes) or object (No) to incl of site? Loss of allotments Wildlife e.g. House sparrows nesting places. Traffic and access. 4577.A1 0 W М Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: **Representation Text** Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site?

Loss of allotment, important for leisure and environment.

Highway. Too much traffic already

Unsuitable Access

Worries about drainage etc.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4578.A1 W М 0 Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I do not agree with the proposed site as there are a number of allotments there as to which the people use on a regular basis. Many of these said people have had their allotments for a number of years, this not only gives them something to do but keeps them active and healthy it is not only a good thing for them but a good thing fore the environment. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? It has no regard to traffic issues of the area. It has no regard to the present usage i.e. allotments. 4579.A1 Ω W М Document: Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Policy: Map: Issue: Summary: ..... Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Loss of allotments important for leisure and environment. Highway to much traffic already. Unsuitable access. Worries about drainage. 4580.A1 Ω W Site: 1115/ASS080 Land to the rear of 8 - 54 Llantrisant Road PEX Session: Document: Policy: Map: Issue: Summary: Item Question Representation Text

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

Loss of allotments for the environment, highway has to much traffic already, unsuitable access.

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

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Rep'n No Accssn No Date Lodged	Late? Source	Туре Мо	de Status Mo	TREAT dified Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4581.A1		0 /	W M					
Document:			Site: 10	74/ASS086 Large ar	ea of land to the west of Ynys	shir	PEX Session:	
Policy:		Мар:			Issue:			
Summary:								
Item Question					<u> </u>			Representation Text
1 3 - 4 Support (Yes) or object	ct (No) to incl of s	site?						
We would like to object to any platour neighbours were flooded, due problems during heavy rainfall. If flooded. The fact that the development of the CATEGORICALLY OPPOSE	e to ground work houses are built oment carried ou	carried of behind as ut under Bu	ut with mechan s we worry abo uilding regulation	ical diggers. Sand ba ut our property. A simi ons, serves to amplify o	gs was given to divert the flo- lar development took place a our concern.	od waters. R.C.T. land r	reclamation and engineering	staff still experience
4582.A1		0 \	W M					
Document:			Site: 10	74/ASS086 Large ar	ea of land to the west of Ynys	shir	PEX Session:	
Policy:		Мар:			Issue:			
Summary:								
Item Question								Representation Text
1 3 - 4 Support (Yes) or object	ct (No) to incl of s	site?						
I object to development going on	behind my home	e, as I live	alone and do r	not know what damage	it can do to my home.			
4583.A1		0 \	W M					
Document:			Site: 10	74/ASS086 Large ar	ea of land to the west of Ynys	shir	PEX Session:	
Policy:		Мар:			Issue:			
Summary:								
Item Question				<del></del>				Representation Text
4.0.4	. (\$1.)	··						

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

Ynyshir is a very small village, I believe allowing development on this land will severely strain the infrastructure needed to sustain such growth. The roads approaching the proposed site are single track and already experience congestion. Only recently a fire engine has had difficulty negotiating access through upper gynor to cae siriol, resulting in a 20 min delay arriving. Im sure you will agree this would have dire consequences in the case of a house fire. Access for maintenance vehicles is also restrictive. An influx of more vehicles will negatively impact on our environment and daily living and make the area less safe for our children.

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

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Rep'n No	Accssn No Date Lodged	Late? Source	Туре	Mode S	Status Modified	TREAT Petition of	EVIDENCE I in parts Add'I			il Officer	Recommendation	Response
4583.A2			0	W	М							
Document:					Site: 1074/AS	S086 Large are	ea of land to the we	est of Ynyshir			PEX Session:	
Policy:			Map:				Issue:					
Summary:												
Item Que	stion				- — — — — -	<u> </u>		<u> </u>				Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl of	site?									
unde issu	cent years my property has bertaken on the farmland at the es and the problem persists. proposed land and allowing it	top of the mou My concern is	ntain we that furth	e have e her deve	experienced floor elopment on the	ding through our proposed site wi	gardens during heall Il add to the existin	avy rainfall. T ng problems a	he counci	I has been	involved in unsuccessful att	empts to resolve these
4584.A1			0	W	M							
Document:					Site: 1074/AS	S086 Large are	ea of land to the we	est of Ynyshir			PEX Session:	
Policy:			Map:				Issue:					
Summary:												
Item Que	stion											Representation Text
	Support (Yes) or object re are very few areas of natur yment of my property will be i	al beauty throug	hout the				s site in its current	status will en	able ynys	hir to enjoy	the natural wildlife and the e	environment. My
4585.A1			0	W	М							
Document:					Site: 1074/AS	S086 Large are	ea of land to the we	est of Ynyshir			PEX Session:	
Policy:			Мар:				Issue:					
Summary:												
Item Que	stion		=									Representation Text

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

We would like to object to the proposals to ammend the residential settlement boundary as detailed AS(S)86.

We have resided in Case Siriol since 1974 and had experienced no problems arising from the mountain behind us, however in 2004 due to ground work carried out with mechanical diggers, the drainage was disturbed and our property subjected to flooding during heavy rainfalls, sandbagging was necessary to diver the floodwaters and despite the involvement of R.C.T. land reclamation and engineering staff still experience problems. If this area becomes available for building development we fear our future here.

A similar development took place at Pleasant Heights an area south of us and the residents of Tuberville Road were subjected to flooding of their properties as a result, the fact that that development was carried out under building regulations services to amplify our concerns.

We are categorically opposed to any plans to develop the mountainside behind our home and would welcome the opportunity to put our views to any adjudication panel that will investigate our concerns and objection.

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existing houses.

## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn No Date Lodged	Late? Source	е Туре	Mode S			EVIDENCE n parts Add'l			cil Officer	Recommendation	Response
4586.A1		0	W	M							
Document:				Site: 1074/ASS086 L	arge area o	of land to the w	est of Ynysl	nir		PEX Session	i.
Policy:		Map				Issue:					
Summary:											
Item Question										<del></del>	Representation Text
1 3 - 4 Support (Yes) or object I believe in progress and new deventy home off the mountain that the the past. I have had your so calle which flows through my property when the property which flows through my property w	velopment whice surface water d drainage exp	h is carr drain sh erts to l	nould ta ook at t	ke. I also have to take the	e responsibi	lity for cleanin	g the drain	which is situ	ated in my p	property, which has cause	ed flooding situations in
4587.A1		0	W	М							
Document:				Site: 1074/ASS086 L	arge area o	of land to the w	est of Ynysl	nir		PEX Session	i.
Policy:		Map:				Issue:					
Summary:											
Item Question										<del></del>	Representation Text
1 3 - 4 Support (Yes) or object I would like to object to the proposed in Cae-Siriol since 19 flood water has entered the back the issues and history with this lar	sals to amend to a sals to amend to a sals to amend to a sals to a	he resid	ced no p	problems with the mounta	in behind m	e, however, th					
4588.A1		0	W	М							
Document:				Site: 1074/ASS086 L	arge area o	of land to the w	est of Ynysl	nir		PEX Session	ı.
Policy:		Map				Issue:					
Summary:											
Item Question		=	==								Representation Text
1 3 - 4 Support (Yes) or object	t (No) to incl of	site?									

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I live in the last house in Cae Siriol. Since built in 1981 over the last few years I've seen a difference in the flow of water through the top garden, especially when ground works have been carried out on the mountain. I strongly object to any future proposals for development on this ground as I believe it would be to my detriment. I also believe access would be a very big problem especially to the

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representation	ations)						
Rep'n No Accssn No Date Lo	odged Late? Source l	Type Mode	TREAT Status Modified Petition of	EVIDENCE NO FRTHR I in parts Add'l SA/SEA Re		Recommendation	Response
4589.A1		O W	M				
Document:			Site: 1074/ASS086 Large area	a of land to the west of Ynyshir	r	PEX Session:	
Policy:		Мар:		Issue:			
Summary:							
Item Question							Representation Text
My name is Ewan and I liv		want others	o build behind my house because of spoil the area for myself and others		would destroy. I like to	see rabbits and frogs and for	ces when I walk my
4590.A1		O W	М				
Document:			Site: 1074/ASS086 Large area	a of land to the west of Ynyshir	r	PEX Session:	
Policy:		Мар:		Issue:			
Summary:							
Item Question					· <del>— — — — — -</del>		Representation Text
I would like to object to the mountain altered the natur	al drainage of the land a	eing changed and Cae Siric	. I have lived happily in Cae Siriol : I was flooded during heavy rain. W e strongly oppose any building wor	e had previously lived in Tube	erville Road and one o	in 2004 ground work carried the reasons for moving was	out at the top of the because the same
4591.A1		O W	M				
Document:			Site: 1034/ASS087 Land at Bu	arth y Capel		PEX Session:	
Policy:		Мар:		Issue:			
Summary:							
Item Question					· <del></del>		Representation Text
I think it is morally wrong to	of the erosion of village li orts as well as carnivals, nt is supposed to benefit	ies away fron life and comn , fun days, fire	nunity spirit, and I think this would or ework displays and fates.	nly excelerate the decline. The	e "REC" has been on	cohesive force for good for m	any years.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Acc	essn No Date i	Lodged	Late?	Source 7	Туре	Mode S	Status	Modified	T. Petitid	REAT ion of			NO FRT SA/SE/			ncil Of	ficer	Recom	mendatio	n	Respons	se
4592.A1						0	W	М															
Documen	t:							Site	: 1034/AS	S087 La	and at B	uarth y C	apel							PEX Ses	ssion:		
Policy: Summary:	:					Мар	:						Issue:										
Item Q	uestion						·															R	epresentation Text
Ti It B R dr	contains cowls Clucker Courseveloping	e following resc e only large are s, among other lb may have to nty Borough Co g, perhaps cor when all nation people of Ynysy	a of oper sports far raise fun- ouncil doe ntinuing an	cilities, ds in ordes es not hand even sations	a lawn bo der to dev ave plans a starting o	owling velop s to re up. ed with	green and implicate	that has prove t the fac	s been in c he facility f ility elsewh	continual u or preser nere in the	use from nt and fu e village.	n around iture bow	1925. k lers. ich an ui	ncertain fi	uture cr	eated,	this clu	b and	other spo	orting club	s could fi	ind great diffi	culty
	<u> </u>		owi oppu		5 availabi	10 0	Ommu						<del>_</del>										
Item Ques		Why Incl/Excl	of cito im	provoc	a a undna	002							Reply										Soundness Tests

Replacing the land that, at present is, used exclusively for outdoor sporting and community use by a built-up environment would create an imbalance between living and recreational spaces to the long term detriment of the people of Ynysybwl.

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REPRESE	ENTATION DETAIL	oresentation	ı No					Rhor	ndda Cy	ynon 1	af Cou	nty Borough Counc	il Local Development Plan	
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Rep'n No	Accssn No Date Lodged	Late?	Source Typ	ре Мс	ode Sta	tus Modified	TREAT Petition of	_	-			l Officer	Recommendation	Response
4593.A1			(	0 1	W I	M								
Document:					;	Site: 1034/ASS	S087 Land at	Buarth y Capel					PEX Session:	
Policy: Summary:			М	/ар:				lssı	ıe:					
Item Que	stion													Representation Text
incre 2. T wou 3. T	the traffic situation in Ynysybvease in traffic through increase in traffic through increase the land sighted in the plan is led be a breach of trust by the the area is one of natural beauty.	held by Council auty, bore	the Council This areas	ravate I on be should t land a	e the situ ehalf of t d be ma area, it	uation to an unre he residents. T de a green belt plays a large pa	esolveable lev The land having t area. art in bringing	al. g been initially g assorted wild life	iven as a	recreatior			, ,	Ç
4594.A1			C	0 1	W I	M								
Document:					:	Site: 1034/ASS	087 Land at	Buarth y Capel					PEX Session:	
Policy: Summary:			M	Лар:				lssı	ue:					
Item Que	stion	· <u></u>								<u></u>				Representation Text
1 3 - 4 I hav	Support (Yes) or object re previously addressed the	council a	at the Counci	il Char				, and the Counc		ed our ob	jection.	At that tim	e, part of the objection. At	that time, part of the

I have previously addressed the council at the Council Chambers in Clydach Vale on this matter, and the Council supported our objection. At that time, part of the objection. At that time, part of the objection was due to the increase in traffic through Ynysybwl. If anything the traffic situation is now both atrocious and dangerous due to the parking on both sides of Robert Street. At peak times of the day emergency service vehicles would not obtain access. If planning permission were to be given this could potentially increase the number of cars by 500 plus.

As there are no social amenities in this forgotten ward of the borough, everyone is forced into making car journeys to shops, cinemas, leisure centres, banks, restaurants etc. The only solution would be to build a bypass to cope with the traffic.

I cannot understand how it is possible to consider including the recreation ground as part of the planning development. I believe it is not the Council's land to give away or sell. Also as the only area for sport in Ynysybwl it will affect people of all ages. With no other facilities the community will be doomed and almost certainly there would be an increase in crime.

The proposed development area is one of outstanding beauty with a heritage of wildlife which would be affected by building.

As previously I remain committed in my opposition to the building of any further housing in Ynysybwl.

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

REPRESENTATION DETAIL by: Representation No Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4595.A1 W М 0 Document: Site: 1034/ASS087 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the site because it is a rare wetland site which should be preserved. The roads of Ynysybwl could not cope with the increase in traffic. Robert Street comes to a standstill at various times of the day. It is an accident waiting to happen. Problems for emergency vehicles when road is blocked due to double parking etc. Apart from the Rugby ground and cricket grounds Ynysybwl has no other facilities. 4596.A1 W 0 М Document: Site: 1034/ASS087 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: ..... Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I object to the above alternative site as the area would take away a green area of which there is a lack of . There is also lack of amenities in area already poorly served. No sports area centre, play schemes, youth centre, these held at centre not here and unavailable due to high cost of transport and distance. Infrastructure would not cope with traffic congestion Robert Street etc. **Soundness Tests** Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

Would not improve the village. There is a lack of green areas, sports services etc. Infrastruction would not cope e.g Robert St. No areas for sports and high cost of transport and poor service would make it impossible for access to the ones not here.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4597.A1 W М S Document: Site: 1048/ASS093 Otters Brook Farm, Ivor Park PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? No I would wish to object to the changing of the status of this site AS(S)93 as I believe that it would be the first step in possible development of the site in the future. I am against any such development because I believe it would have an adverse effect on the residents of both Talygarn Drive and Ivor Park. At present, we all enjoy the peace and guite we experience, allowing young children to play safely. wor Park is a private road, part of which I am responsible for maintaining. The prospect of heavy vehicles using it fills me with dread and anger. The road is in my opinion too narrow to accommodate parked cars and passing vehicles. This in conjunction with the number of cars a new development brings with is, begs the question - why should I have to bear the brunt of that road upkeep. All things considered, I must support exclusion, as my quality of life is important to me. 4598.A1 0 W М Document: Site: 1048/ASS093 Otters Brook Farm, Ivor Park PEX Session: Policv: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I have concerns over the development for the above site, namely: -- wor park is a peaceful road and the development would in my opinion result in a number of construction vehicles disruption the place and potentially causing damage to a private road. - Also, I am worried amount the amount of dust that would be made by these construction vehicles. 0 W М 4599.A1 Document: Site: 1034/ASS087 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4

Support (Yes) or object (No) to incl of site?

I strongly object to even the thought of the sale of this piece of land, bought by the miners of vesteryear, for the continuing use and pleasure of future generation of our local community. It is OURS and must always remain so.

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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4599.A2			0	W	М								
Document:					Site: 939/ASN	I178 Land at Bu	uarth y Capel					PEX Session:	
Policy:			Мар	):			Issu	ue:					
Summary:													
Item Question													Representation Tex
1 3 - 4 Sup	port (Yes) or obje	ct (No) to incl of	site?										
I strongly object must always re		tht of the sale of	f this pie	ece of la	and, bought by the	e miners of yeste	ryear, for the c	ontinuing	use and ple	asure of fu	uture ger	nerations of our local com	munity. It is OURS and
4600.A1			0	W	М								
Document:					Site: 1034/AS	S087 Land at E	Buarth y Capel					PEX Session:	
Policy:			Мар	):			Issu	ue:					
Summary:													
Item Question													Representation Tex
l object becau		ties for the child	ren of Y									ould not be able to cope w ment to manoeuvre in narr	
4600.A2			0	W	М								
Document:					Site: 939/ASN	I178 Land at Bu	uarth y Capel					PEX Session:	
Policy:			Мар	):			lssı	ue:					
Summary:													
Item Question													Representation Tex
•	oport (Yes) or object	, ,		/pv rov rb···	I to play Sabaala	a connot a co	andata outra al	hildren T	ho main roa	d into Var	مرد اسطاد	ould not be able to cope w	ith outro traffic. The

I object because there a no facilities for the children of Ynysybwl to play. Schools cannot accommodate extra children. The main road into Ynysybwl would not be able to cope with extra traffic. The flood plain would be disturbed causing extra flooding further down the village. Access to the planned site is unsuitable for lorries and excavating equipment to manoeuvre in narrow streets. Wildlife will be destroyed.

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REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Council Local Development Plan Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4601.A1 0 W М Document: Site: 1034/ASS087 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Object to ground dedicated to our children/ O.A.P. pleasure being used as a building site. The use of lorries etc using our roads which are already a danger trap and both side parking. Increase danger to local flooding Danger to our children travelling to local schools. 4601.A2 0 W М Document: Site: 939/ASN178 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Object to ground dedicated to our children/ O.A.P. pleasure being used as a building site. The use of lorries etc using our roads which are already a danger trap and both side parking. Increase danger to local flooding Danger to our children travelling to local schools. 4602.A1 0 W Μ Site: 1034/ASS087 Land at Buarth y Capel PEX Session: Document: Policy: Map: Issue: Summary:

2 5 Why Incl/Excl of site improves soundness?

Item Question

Because of the importance to keep recreation and sporting facilities. Because of the definite good that it serves the young and old.

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Reply

Soundness Tests

# Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late? Source	e Type I	Mode S	tatus Modified	TREAT Petition of	EVIDENCE NOFin parts Add'l SA/S	— — .	ncil Officer	Recommendation	Response
4602.A2			0	W	M						
Document:					Site: 939/ASN	178 Land at Bu	arth y Capel			PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Questio	— — — — — — — n					- — — — — -	Reply				Soundness Tests
2 5	Why Incl/Excl of site im	proves soundr	ness?								
Beca	use of the importance to kee	ep recreation a	and sport	ing facil	ities. Because o	f the definite god	od that it serves the you	ng and old.			
4603.A1			0	W	М						
Document:					Site: 1034/ASS	S087 Land at B	uarth y Capel			PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Ques	stion						<del></del>				Representation Text
2. If i 3. Th a) T B) T C) T 4. Th 5. A	Support (Yes) or object that it is the only recreational anclusion would reduce the quant further development on the current traffic situation is the drainage system is close. There would be insufficient wat are alternative Brown field considerable sum of tax paying abutting this area has alrease.	area in the valle uality of life for is area would i difficult particule to collapse ar ater process to I sites is availa ers money has	ey and is numerou not be ap alarly for e nd addition o service able and a s been sp	us reside opropria emerger onal stra the add awaiting ent on t	ents of the area. te by the infrastruncy vehicles and hain placed on it whitional development with area to develoted.	buses. ill have repercushent to the detriment the village bount it as a recreation.	nent of existing househoundaries. Lional area which would	lders. have been was		e new cemetery.	
Item Questio		<u> </u>				- — — — — -	Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

P2 - The land in question was donated by the Miners for the good of the village as a memorial from the miners.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4603.A2 W М 0 Document: Site: 939/ASN178 Land at Buarth y Capel PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? 1. That it is the only recreational area in the valley and is very well used. 2. If inclusion would reduce the quality of life for numerous residents of the area. 3. That further development on this area would not be appropriate by the infrastructure. a) The current traffic situation is difficult particularly for emergency vehicles and buses. B) The drainage system is close to collapse and additional strain placed on it will have repercussions throughout the village. C) There would be insufficient water process to service the additional development to the detriment of existing householders. 4. That are alternative Brown field sites is available and awaiting development with the village boundaries. 5. A considerable sum of tax payers money has been spent on the area to develop it as a recreational area which would have been wasted. 6. Land abutting this area has already been built on despite being earmarked for the cemetery extension give the current problem of the location of the new cemetery. Soundness Tests Item Question Reply Why Incl/Excl of site improves soundness? 2 5 P2 - The land in question was donated by the Miners for the good of the village as a memorial from the Miners. 4604.A1 Ω W Document: Site: 1034/ASS087 Land at Buarth v Capel PFX Session: Policy: Map: Summary: Item Question Representation Text 1 3-4 Support (Yes) or object (No) to incl of site? No comments were submitted to this question. 4604.A2 W 0 М Site: 939/ASN178 Land at Buarth v Capel PEX Session: Document: Policy: Map: Summary:

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

No comments were made to this question

Item Question

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Representation Text

# Rhondda Cynon Taf County Borough Council Local Development Plan

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4605.A1		0	W	М							
Document:				Site: 1034/AS	S087 Land at E	Buarth y Capel				PEX Session:	
Policy:		Map				Issue:					
Summary:	<u></u>	<u></u>	<u></u>	<u></u>	<u></u>		- <u></u> - <u></u> -	- <u></u> - <u></u> -			
Item Question											Representation Text
1 3 - 4 Support (Yes) or obje  Any person with a modicum of ir alternative arrangements regard regarding obesity the last thing y  Perhaps it would have been more	ntelligence will re ling these leisure ou would envisa	ealise that e facilitie ige wou	es. On a	a given Saturday e loss of leisure f	the facility is use acilities.	ed by 140 plus peopl					
4605.A2	П	0	W	М		ПП					
Document:	_			Site: 939/ASN	I178 Land at Bu	uarth y Capel	_	<del></del>		PEX Session:	
Policy:		Map				Issue:					
Summary:											
Item Question											Representation Text
3 - 4 Support (Yes) or object Any person with a modicum of irrular alternative arrangements regard regarding obesity the last thing yerhaps it would have been model.	ntelligence will re ling these leisure ou would envisa	ealise that e facilitie ige wou	es. On a	a given Saturday e loss of leisure f	the facility is use acilities.	ed by 140 plus peopl	nd water re le. Surely i	gulation to in these tim	accommo es of rece	date this plan. Also there i ssion with people unemplo	s no indication as to the ryed and health concerns
4606.A1		0	W	М							
Document:				Site: 1034/AS	S087 Land at E	Buarth y Capel				PEX Session:	
Policy: Summary:		Map	:			lssue:					
Item Question	<u> </u>	<u></u>			<u></u>		- <u></u> -	- <u></u> -			Representation Text
1 3 - 4 Support (Ves) or obje	ct (No) to incl of	site?									

I object to this housing site because it will remove from the village all forms of recreational facilities for everyone, especially the younger element.

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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sourc	e Type	Mode S	Status Modified	TREAT Petition of	EVIDENCE NO I			r Recommendation	Response
4606.A2			0	W	М						
Document:					Site: 939/ASN	N178 Land at Bu	arth y Capel			PEX Session:	
Policy:			Мар:				Issue:				
Summary:											
Item Questi	on										Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl o	f site?								
l objec	t to this housing site becau	use it will remov	ve from tl	ne villaç	ge all forms of red	creational facilities	s for everyone, espec	ially the you	ınger element.		
4607.A1		П	0	W	M			П			
Document:					Site: 1034/AS	S087 Land at B	uarth v Capel	_		PEX Session:	
Policy:			Map:				Issue:				
Summary:			- 1								
Item Questi	on		<del></del>		·······························	<u></u>	<del></del>		·····		Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl o	f site?								
l objec	t to the inclusion of the site	because of in	sufficient	infra-st	tructure to suppo	rt further developr	ment re roads and edu	ucation also	the land is need	ed for recreational purposes.	
4607.A2			0	W	M			П			
Document:			Ū	••		V178 Land at Bu	arth v Capel			PEX Session:	
Policy:			Map:		Onc. 500// (01)	1170 Edild at But	Issue:			TEX Occosion.	
Summary:			Map.				10000				
Item Questi	on	·	<del></del>					<u></u>			Representation Text
13.4	Support (Yes) or object	ct (No) to inclo	f site?								

I object to the inclusion of the site because of insufficient infra-structure to support further development re roads and education also the land is needed for recreational purposes.

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

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Rep'n No	Accssn No Date Lodged	Late? Source	Туре Л	∕lode S	tatus Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S	RTHR EVID. SEA Repr Council Office	er Recommendation	Response
4608.A1			0	W	М					
Document:					Site: 1034/ASS	087 Land at B	uarth y Capel		PEX Session:	
Policy:			Мар:				Issue:			
Summary:										
Item Que	stion									Representation Text
a) TI proc b) D	ect to this site being consider his site provides essential fac- luctive activities. evelopment of the site for mo	red for developm cilities for childre are housing will le	nent for and you	oung pe	eople of the village	ssive scale. W	hich the existing roads	· ·	t this there will be nothing to en	gage young people in
	nere is a covenant on the land	and it cannot be	e built o	n, so w	hy are the council	even considerii	ng this matter?	- — — — — — -		
Item Questic							Reply			Soundness Tests
	Why Incl/Excl of site in can't the council make this for th should underpin the soundr	rm/process mor	re undei	rstanda	ble to the ordinary	y person who is	concerned about these	e matters - this is surely inc	ompatible with the requirement	for public consultation
4608.A2			0	W	M					
Document:					Site: 939/ASN1	78 Land at Bu	arth y Capel		PEX Session:	
Policy:			Map:				Issue:			
Summary:	· <del>···········</del>		<u></u>	<u></u> - <u></u> -	·				<u></u>	<u></u>
Item Que	stion									Representation Text
a) Ti proc b) D	ect to this site being consider	red for developm cilities for childre are housing will le	nent for and you	oung pe	eople of the village	ssive scale. W	hich the existing roads	_	t this there will be nothing to en	gage young people in
Item Questic	on				· — — — — —		Reply			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

Why can't the council make this form/process more understandable to the ordinary person who is concerned about these matters - this is surely incompatible with the requirement for public consultation which should underpin the soundness of the LDP

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Soundness Tests

REPRESENTATION DETAIL b	y: Representa	tion No					Rhondda	a Cynon	Taf Cou	nty Borough Counci	I Local Development Plan
Filtered to show: (All representations)											
Rep'n No Accssn No Date Lodged	Late? Source	Type M	lode Sta	atus Modified	TREAT Petition of	EVIDENCE in parts Add'i			cil Officer	Recommendation	Response
4609.A1		0	W	M							
Document:				Site: 1034/ASS	S087 Land at I	Buarth y Capel				PEX Session:	
Policy: Summary:		Мар:				Issue					
Item Question											Representation Text
Infra structure will no support the support the support it is blatantly obvious that the support it is blatantly obvious that the support it is blatantly obvious that is blatantly obvious that it is blatantly obvious.  3. Other more suitable areas are	t all the recreation	onal facil	lities the	e village posses	ses would disa	ppear! More hou	ses - less//no		al facilities	what kind of a community w	ould we have!
4609.A2		0	W	М							
Document:				Site: 939/ASN	178 Land at B	uarth y Capel				PEX Session:	
Policy:		Map:				Issue:					
Summary:						- <u></u> - <u></u>		<u></u>	<u></u>		
Item Question											Representation Text
<ol> <li>3 - 4 Support (Yes) or object</li> <li>Infra structure will no support the</li> <li>Surely it's blatantly obvious that</li> <li>Other more suitable areas are</li> </ol>	e extra traffic th	at would onal facil	lities the	e village posses	ses would disa	ppear! More hou	ses - less//no		al facilities	what kind of a community w	ould we have!
4610.A1		0	W	M							
Document:				Site: 1034/ASS	S087 Land at I	— Buarth y Capel				PEX Session:	
Policy:		Мар:				Issue:					

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

Item Question

My main reason to object, I cannot see how the village can sustain more people, i.e. drainage - sewerage, traffic problems, especially our main road from lower Robert St, to the square. I object to using the recreation ground for development, as this is widely used by the community, bowls, rugby, cricket, junior rugby. Where will these take place? Ynysybwl has so little recreation facilities, the recreation ground must be kept. It is also used for charity events. There is no other place to hold these.

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

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Rep'n No	Accssn No Date Lodged	Late? Source	:Type №	∕lode Sta	ntus Modified	TREAT Petition of	EVIDENCE in parts Add'i	-		cil Officer	Recommendation	Response	
4610.A2			0	W	М								
Document:					Site: 939/ASN1	178 Land at Bu	arth y Capel				PEX Session:		
Policy:			Мар:				Issue:						
Summary:													
Item Question	on						Reply					Soundness Tests	
the	Why Incl/Excl of site im main reason to object, I canno recreation ground for develop eation ground must be kept.	It see how the v ment, as this is	rillage car widely u	sed by th	ne community, b	owls, rugby, cric	ket, junior rugby						
4611.A1			0		М								
Document:					Site: 970/ASNO	050 Land of He	ol y Parc				PEX Session:		
Policy:			Мар:				Issue	•					
Summary:													
Item Que	estion											Representation Text	
I am obta This	1 3 - 4 Support (Yes) or object (No) to incl of site?  I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.  This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.												
	area in question has been su sibly allow a number of house	•			ons for planning	authorisation b	ut has always be	en turned do	wn previou	sly by RCT P	Planning Department. What	has changed to	

AS(N) 50 Land off Heol-y-Parc, Representor: 3423 D1 D2 DTZ

Site 151/147 Heol-y-Parc North

Exclude the site from SINC 137. Allocate for residential development.

Site: 821/SSA 22.7 Efail Isaf & Llantwit Fardre. The site should be deleted from the green wedge.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		-	-	HR EVID. \ Repr Cour	ncil Offi	ïcer	Recommendation	Response
4611.A2			0	М										
Document:				Site	e: 886/ASN0	52 Ffrwd Philli	p Farm						PEX Session:	
Policy:			Мар	D:				Issue:						
Summary:														
Item Ques														Representation Text

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

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

#### AS(N) 52

Ffrwd Philip Farm to residential (50 houses) and boundary change and exclusion from SLA

Representor 1643 D1 D2 D3 Mary Williams

Exclusion of the land edges from the SLA. That the land should be included within the settlement boundary. Allocation of unconstrained land at Ffrwd Philip Farm, Efail lsaf for residential development. This 1.75 ha site has the capacity to yield around 50 new houses towards the overall housing target.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status	Modified	TREAT Petition of		-	-	HR EVID. \ Repr Coun	cil Office	er Recommendation	Response
4611.A3			0	М									
Document:				Sit	e: 1101/ASS02	29 Ffrwd Phil	lip Farm					PEX Session:	
Policy:			Ma <sub>l</sub>	p:				Issue:					
Summary:													
Item Ques	stion			<del></del>		<del></del>				<del></del>			Representation Text

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

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

#### AS(N) 52

Ffrwd Philip Farm to residential (50 houses) and boundary change and exclusion from SLA

Representor 1643 D1 D2 D3 Mary Williams

Exclusion of the land edges from the SLA. That the land should be included within the settlement boundary. Allocation of unconstrained land at Ffrwd Philip Farm, Efail lsaf for residential development. This 1.75 ha site has the capacity to yield around 50 new houses towards the overall housing target.

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

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source Type Mode	e Status Modified	TREAT Petition of	EVIDENCE in parts Add	-		ncil Officer	Recommendation	Response
4611.A4			0	М							
Document:				Site: 961/ASN05	51 Land adjac	ent to the Willo	ws and He	ol Dowlais		PEX Session:	
Policy:			Map:			Issu	e:				
Summary:											
Item Ques	stion										Representation Text

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

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail lsaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

#### AS(N) 51

Land adjacent to the Willows and Heol Dowlais

Representor 2033 D1 D2 D3 D4 D5 D6 D7 D8 D9

Site: 597/606 Meadow View. Adj site: 595/604 The Willows adj site: 830/SSA 23.8

Efail Isaf, Garth & Nantgarw Western Slopes

This site should be allocated for residential development. A settlement boundary should be included around the sites. The sites should be deleted from the Special Landscape Area Designation. The sites should be deleted from the Green Wedge designation.

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

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Rep'n No	Accssn No Date Lodged	Late?	Source Type Mo	ode Status Modified	TREAT Petition of	EVIDENCE in parts Add	-		cil Officer	Recommendation	Response
4611.A5			0	М							
Document:				Site: 960/ASN0	53 Land adjac	ent to Meadow	View, North	า		PEX Session:	
Policy:			Мар:			Issu	e:				
Summary:											
Item Ques	stion										Representation Text

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

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

#### AS(N) 53

Land adjacent Meadow View and Boundary Change.

Representor 2033 D1 D2 D3 D4 D5 D6 D7 D8 D9

Site: 597/606 Meadow View. Adj site: 595/604 The Willows adj site: 830/SSA 23.8

Efail Isaf, Garth & Nantgarw Western Slopes

This site should be allocated for residential development. A settlement boundary should be included around the sites. The sites should be deleted from the Special Landscape Area Designation. The sites should be deleted from the Green Wedge designation.

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REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Council Local Development Plan Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 0 М 4611.A6 Document: Site: 1108/ASS032 Garthlyn, Heol Ffrwd Philip PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down. This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids. The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area? AS(S) 32 Garthlyn, Heol Ffrwd Philip include within residential settlement boundary. Representor 3091 D1 Carolyn Frater-Thomas. For property and garden (I.e. Garthlyn) to be brought within the settlement boundary. 4611.A7 Ω Μ Document Site: 1109/ASS094 Land at Celvn Farm PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

#### AS(S) 94

Land at Celyn Farm. Exclude from residential settlement boundary. 10 representors, 9 for exclusion, 1 against.

3018 D1 3059 D1 3149 D1

Land owners stated that no houses will be built in the field. 3161 D1 The public footpath runs through the site 3182 D1 3187 D1.

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

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

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N)48
Land at Garth Farm
Representor 3229 D1 D2
Land at Garth Isaf Farm, Efail Isaf
Site's inclusion in settlement boundary for residential development. Exclusion from SLA.
At approximately 7.5 ha the site could accommodate approximately 200 houses.

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

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Document:				Site:	1111/ASS030 L	Land at Garth F	arm						PEX Session:	
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#### 1 3 - 4 Support (Yes) or object (No) to incl of site?

I am most perturbed at the LDP which shows housing on what has been considered as an area of special scientific interest at the rear of my property. I have been informed that all previous attempts at obtaining planning permission has been turned down.

This is the sole reason for my move to the village of Efail Isaf. There is no doubt that the area immediately at the rear of Heol y Parc is wetlands with a multitude of wildlife and plants including wild orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(N)30 Land at Garth Farm and Boundary Change Representor 3229 D1 D2 Land at Garth Isaf Farm, Efail Isaf

Site's inclusion in settlement boundary for residential development. Exclusion from SLA.

At approximately 7.5 ha the site could accommodate approximately 200 houses.

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

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orchids.

The area in question has been subjected to a number of applications for planning authorisation but has always been turned down previously by RCT Planning Department. What has changed to possibly allow a number of houses to be built on this area?

AS(S) 31 Land South of Heol Iscoed Boundary Change

Representor 3270 D1 D2 Peter Eprile

Objection to Policy SSA 23.8 on grounds the Special Landscape Area designation should not extend to the southern edge of Efail Isaf and this site. Allocation of candidate site 334 for housing, including affordable housing, doctor's surgery and pharmacy.

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

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

object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:

Damage to Health and Wellbeing of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development – the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of way. Access issues on foot and by car/other vehicles.

Soundness Tests Item Question Reply

2.5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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

REPRESENTATION DETAIL	by: Representation N	NO	KIIOIIU	ida Cyrion Tai County Borough Coul	ncii Locai Developinent Fian
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Document:		Site: 856/A	SN041 Land at Crichton Farm	PEX Sessio	n:
Policy:	Ма	ap:	Issue:		
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object to the inclusion of the ab development for the following responsible to Health and Wellbein addition of added traffic and do development (source: national source). The Irreversible Damage to this zone between the settlement of Cwmbach/Aberdare canal road green wedges: the National Polibalanced development to reduce	easons:  Ing of population adjace imestic noise in area is statistics online)  Indexing designated 'Green We're Abernant which provide it. Generally used for molicy Context outlines in the pressures and further	ent to site due to air pollics not acceptable to residedge Area' which will alles a resource of outstares of the 20th century at the Wales Spatial Planser maintain quality of life'	ution and noise pollution from removal of large dents in this community. Respiratory disease i ter and deprive the Space for Living enjoyed I nding natural beauty where residents walk, us t least. As outlined in the RCT LDP including to "An innovated skilled area offering a high qua" and 'Promote resource efficient settlement p	d from open agricultural land or 'Green Wedge Speamount of minerals including coal. Heavy lorries, d the third largest killer in Wales which would be easily local people on the proposed site over the last e for access on foot across well worn trails to the gather National Assembly Government objectives for ality of life-international yet distinctively Welsh." All the statement to minimise rural land take up" and also to the for development is a 'Green Wedde site' and is in the statement of the	machinery and subsequent exacerbated by this  century. The area is a buffer golf course and the local designation of local so to 'Promote more  Manage urban form through

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development – 'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of way. Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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

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de Da ad de Th zo Cv gr ba co C) Er Ta rei	pject to the inclusion of the above velopment for the following reason amage to Health and Wellbeing didition of added traffic and domivelopment (source: national state Irreversible Damage to this done between the settlement of Alexander Canal road. We we wedges: the National Policial lanced development to reduce ntrolled expansion to assist in smoon Valley Local Plan Proposation of the valled moving the coal from tips and expension to the Canada over designation of the long term to the Canada of the Proport/promote tourism.	sons:  Jof population and sestic noise in an attestic noise in an attestic online)  Josephan States of Green States of States on States on States on States of States	djacen rea is r en Wec rrovides for mos es in th further e count ENVP2 blems c one to f g work: e settle	dge Aress a reso	due to a ptable to a' which urce of a 20th cents Spatian quality om enc. Wedge age of w, especimportan atting prentinued r	air pollution or resident a will alter a outstandin tury at lead I Plan: "Ar of life" an roachmenes' Number atter and in ally along atty the impressure on need for e	n and noise po ts in this comm and deprive the ng natural beau ast. As outlined n innovated skil id 'Promote res nt" the land proper 4. Within the ncreasing flood river frontages pact on the abu	e Space for ty where re in the RCI led area of ource effic oosed as a se areas de ling by surf where ribb ndant wildli	remova iratory of Living of sidents isidents if LDP ir fering a fent sett on Alterna evelopm acce wat on deve fe and t	enjoyed be walk, use coluding the high quallement prative site nent will of the form the eleopment rees and inities and	amount of mod the third lar by local peope of for access the National Allity of life-interacterns to min for developmently be permined developments occurred plants.	ninerals rgest ki le on the on foot Assemlernation nimise ment is tted wh ent -'th d'. Also re include	s includi iller in W ne propo cacross bly Gow nal yet o rural lar a 'Gree nich doe ne topog o conce	ng coal. Heavy lorries, /ales which would be exposed site over the last of well worn trails to the gernment objectives for the distinctively Welsh." Also had take up" and also to en Wedge site' and is in the serior prejudice the open graphy and water environs about polluting streamools and existing estantials.	machinery and subsequent xacerbated by this  century. The area is a buffer yolf course and the local designation of local so to 'Promote more Manage urban form through dentified as such in the en nature of the land.  comment of Rhondda Cynon ams and rivers while tes.

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

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

12/11/2009 Page 2240 of 2323 REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Council Local Development Plan Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4613.A1 0 W М Document: Site: 1100/ASS022 Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? I appose to the proposal. Both myself and children are asthmatic and consider the dust to be unhealthy for our well being. 4613.A2 0 W М Site: 846/ASN040 Land at Crichton Farm PFX Session: Document Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Lappose to the proposal. Both myself and children are asthmatic and consider the dust to be unhealthy for our well being. 4614.A1 0 W Μ Document: Site: 1100/ASS022 Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site?

l appose to the proposal. Both myself and children are asthmatic and consider the dust to be unhealthy for our well being.

4614.A2 O W M \_\_\_\_\_

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

Policy: Map: Issue:

Summary:

Item Question Representation Text

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

I appose to the proposal. Both myself and children are asthmatic and consider the dust to be unhealthy for our well being.

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

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Item Questio	on						R	eply	 			Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

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Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

Natural Combustion

Pollution

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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REPRESENTATION DETAIL by: Representation No								Rhondda Cynon Taf County Borough Council Local Development Plan					
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2 5 See CI	Why Incl/Excl of site im E1 Below:	nproves soundne	ess?										
	The plan does not set out a ed by neighbouring authori		egy fron	n which	its policies and al	llocations logical	lly flow and/or v	where cro	oss boundary is	sues are rele	evant, it is not compatible with	the development plans	
4616.A4			0	W	М								
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Increas	Support (Yes) or object Movement sed traffic flow on existing retirences tincreased population.			acity of	local road and rai	I network to provi	ide transport to	o place o	f work and recr	eation. Nee	d to increase capacity of regi	onal infrastructure to	

 Item Question
 Reply

 2 5
 Why Incl/Excl of site improves soundness?

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

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See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4616.A7 W М 0 Document: Site: 1100/ASS022 Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? adequacy of power supply in region, off site upgrade to gas, water, electricity etc. Impact on existing development. Item Question Soundness Tests Reply 2 5 Why Incl/Excl of site improves soundness? See CF1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 4616.A8 Ω W Document: Site: 856/ASN041 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: ..... Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Adequacy of power supply in region, off site upgrades to gas, water, electricity etc. Impact on existing development. Soundness Tests Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

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Rep'n No	Accssn No Date Lodged	Late? Sou	ırce Type  I	Mode S	tatus Modified	TREAT Petition of	EVIDENCE in parts Add'l			cil Officer	Recommendation	Response
4616.A9			0	W	М							
Document:					Site: 846/ASN	040 Land at Cr	ichton Farm				PEX Session:	
Policy:			Мар:				Issue:					
Summary:												
Item Quest	 tion											Representation Text
1 3 - 4 Adequ	Support (Yes) or object uacy of power supply in reg	` '		gas, w	ater, electricity et	c. Impact on ex	isting developme	nt.				
Item Question						- — — — — -	Reply					Soundness Tests
CE1 -	Why Incl/Excl of site in CE1 Below: The plan does not set out a red by neighbouring author	· a coherent st		n which	its policies and a	llocations logica	ully flow and/or who	ere cross	boundary iss	ues are relev	vant, it is not compatible with t	he development plans
4616.A10			0	W	М							
Document:					Site: 856/ASN	041 Land at Cr	ichton Farm				PEX Session:	
Policy: Summary:			Мар:				Issue:					
Item Quest	tion											Representation Text
	Support (Yes) or object Development et on schools, housing, outlo	` ,										
Item Question			_ — — –				Reply					Soundness Tests
2 5 See C	Why Incl/Excl of site im	nproves sour	ndness?									

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4616.A11 W М 0 Document: Site: 846/ASN040 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? **Urban Development** Impact on schools, housing, outlook, social provisions **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 4616.A12 Ω W М Document: Site: 1100/ASS022 Crichton Farm PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Impact on local and regional ecology Soundness Tests Item Question Reply

2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4616.A13 W М 0 Document: Site: 856/ASN041 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Impact on local and regional ecology Item Question Reply **Soundness Tests** 2 5 Why Incl/Excl of site improves soundness? See CF1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 4616.A14 Ω W Document: Site: 846/ASN040 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Impact on local and regional ecology Reply **Soundness Tests** Item Question

2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? So	urce Type	Mode .	Status Modified	TREAT Petition of		THR EVID. EA Repr Council Officer	Recommendation	Response
4616.A15			0	W	М					
Document:					Site: 1100/AS	S022 Crichton	Farm		PEX Session:	
Policy:			Мар	:			Issue:			
Summary:										
Item Que										Representation Text
1 3 - 4 Sus	Support (Yes) or object tainability	ct (No) to ind	cl of site?							
Ene	rgy targets									
"Zer	ro Carbon"									
Tree	e removal and damage									
Air	quality									

2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

Item Question

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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Rhondda Cynon Taf County Borough Council Local Development Plan

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1 3 - 4 Support (Yes) or object (No) to incl of site? Sustainability Energy Targets "Zero Carbon" Tree removal and damage Air quality	1 1110100 10 01	ion: (/ iii roprocontationo)													
Document: Site: 856/ASN041 Land at Crichton Farm PEX Session:  Policy: Map: Issue:  Summary:  Item Question Representation  1 3 - 4 Support (Yes) or object (No) to incl of site?  Sustainability  Energy Targets  "Zero Carbon"  Tree removal and damage  Air quality	Rep'n No	Accssn No Date Lodged	Late?	Source T	- уре I	Mode .	Status	Modified					cil Officer	Recommendation	Response
Policy: Map: Issue:  Summary:  Item Question Representation  1 3 - 4 Support (Yes) or object (No) to incl of site? Sustainability Energy Targets  "Zero Carbon" Tree removal and damage Air quality	4616.A16				0	W	М								
Summary:  Item Question  1 3 - 4 Support (Yes) or object (No) to incl of site? Sustainability  Energy Targets  "Zero Carbon"  Tree removal and damage  Air quality	Document:						Site	: 856/ASN04 <sup>2</sup>	1 Land at Cr	ichton Farr	m			PEX Session:	
Item Question  1 3 - 4 Support (Yes) or object (No) to incl of site? Sustainability Energy Targets "Zero Carbon" Tree removal and damage Air quality	-				·										
Sustainability  Energy Targets  "Zero Carbon"  Tree removal and damage  Air quality	Item Que											 			Representation Text
"Zero Carbon"  Tree removal and damage  Air quality		, ,	ct (No) to	incl of sit	te?										
Tree removal and damage  Air quality	Ene	rgy Targets													
Air quality	"Zer	o Carbon"													
	Tree	removal and damage													
Item Question Reply Soundness	Airc	quality													
**/	Item Questic	on								— — — F	Reply	 	_ — — —		Soundness Tests

Why Incl/Excl of site improves soundness? 2 5

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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4616.A17			0	W	М							
Document:					Site: 846/ASN0	40 Land at Cr	richton Farm				PEX Session:	
Policy:			Мар:				Issue:					
Summary:		·	- <u> </u>	<u></u> -		·				<del></del>		
Item Quest	ion											Representation Text
1 3 - 4 Sustai	Support (Yes) or objectinability	ct (No) to incl o	of site?									
Energ	y Targets											
"Zero	Carbon"											
Tree re	emoval and damage											
Air qua	ality											
Item Question							Reply					Soundness Tests
2 5 See C	Why Incl/Excl of site in E1 Below:	nproves sound	dness?									
	The plan does not set out red by neighbouring author		ategy from	n which	its policies and all	ocations logica	ally flow and/or whe	ere cross bo	oundary issi	ues are rele	vant, it is not compatible with t	he development plans
4616.A18			0	W	М							
Document:					Site: 1100/ASS	022 Crichton	Farm				PEX Session:	
Policy:			Мар:				Issue:					
Summary:												
Item Quest	ion											Representation Text
1 3 - 4 Lots o	Support (Yes) or object f "green" space for social of		of site?									
Item Question					- — — — —		Reply					Soundness Tests
2 5 See C	Why Incl/Excl of site in E1 Below:	nproves sound	dness?									

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4616.A19 W М 0 Document: Site: 856/ASN041 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Lots of "green" space for social development Item Question Reply **Soundness Tests** 2 5 Why Incl/Excl of site improves soundness? See CF1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 4616.A20 Ω W Document: Site: 846/ASN040 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: ..... Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Lots of "Green" space for social development Reply **Soundness Tests** Item Question

2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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prepared by neighbouring authorities.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified in parts Add'l SA/SEA Repr Council Officer Recommendation Rep'n No Petition of Response 4616.A21 W М 0 Document: Site: 1100/ASS022 Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Construction activity Dust & noise polution **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 4616.A22 W Ω М Document: Site: 856/ASN041 Land at Crichton Farm PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Construction Activity **Dust & Noise polution** Item Question Soundness Tests Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified in parts Add'l SA/SEA Repr Council Officer Recommendation Rep'n No Petition of Response 4616.A23 W М 0 Document: Site: 846/ASN040 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3-4 Support (Yes) or object (No) to incl of site? Construction Activity **Dust & Noise pollution Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 4616.A24 W Ω М Document: Site: 1100/ASS022 Crichton Farm PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Geotechnical considerations Unknown ground conditions Item Question Soundness Tests Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. **TREAT** Accssn No Date Lodged Late? Source Type Mode Status Modified in parts Add'l SA/SEA Repr Council Officer Recommendation Rep'n No Petition of Response 4616.A25 W М 0 Document: Site: 856/ASN041 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Geotechnical considerations Unknown ground conditions **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 4616.A26 Ω W М Document: Site: 846/ASN040 Land at Crichton Farm PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Geotechnical considerations Unknown ground conditions Item Question Soundness Tests Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Accssn No Date Lodged Late? Source Type Mode Status Modified Rep'n No Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4616.A27 W М 0 Document: Site: 1100/ASS022 Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Drainage Increase from water discharge from site. Increased discharge causing overload on existing drainage system. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 4616.A28 Ω W М Document: Site: 856/ASN041 Land at Crichton Farm PFX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Drainage Increase from water discharge from site. Increased discharge causing overload on existing drainage systems. Soundness Tests Item Question Reply 2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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REPRESENTATION DETAIL by: Representation No Rhondda Cynon Taf County Borough Council Local Development Plan Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 4616.A29 W М 0 Document: Site: 846/ASN040 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary: Item Question Representation Text 1 3 - 4 Support (Yes) or object (No) to incl of site? Drainage Increase from water discharge from site. Increased discharge causing overload on existing drainage systems. **Soundness Tests** Item Question Reply 2 5 Why Incl/Excl of site improves soundness? See CE1 Below: CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities. 0 W 4616.A30 Site: 1100/ASS022 Crichton Farm PEX Session: Document: Policy: Map: Issue: Representation Text Item Question 1 3 - 4 Support (Yes) or object (No) to incl of site? Drainage Increased run off from storm water

2 5 Why Incl/Excl of site improves soundness?

Impact on existing drainage systems causing back up and flooding

See CE1 Below:

Item Question

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

Reply

Soundness Tests

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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4616.A31		) W	М						
Document:			Site: 856/ASN0	41 Land at Cr	ichton Farm			PEX Session:	
Policy:	М	ap:			Issue:				
Summary:									
Item Question									Representation Text
1 3 - 4 Support (Yes) or obj Drainage	ect (No) to incl of site?	?							
Increased run off from storm wa	ater.								
Impact on existing drainage sys	stems causing back up	and flood	ding. 						
Item Question					Reply				Soundness Tests
2 5 Why Incl/Excl of site See CE1 Below:	improves soundness?	•							
CE1 - The plan does not set ou prepared by neighbouring auth		rom which	its policies and all	ocations logica	lly flow and/or where	cross boundary is	sues are rele	evant, it is not compatible with	the development plans
4616.A32		) W	M						
Document:			Site: 846/ASN0	40 Land at Cr	ichton Farm			PEX Session:	
Policy:	М	ap:			Issue:				
Summary:									
Item Question									Representation Text
1 3 - 4 Support (Yes) or obj	ect (No) to incl of site?	?							
Drainage									
Increased run off from storm wa Impact on existing drainage sys		o and flood	ding.						
Item Question		- — — –			Reply				Soundness Tests
		<b></b> -					<b></b> -		

2 5 Why Incl/Excl of site improves soundness?

See CE1 Below:

CE1 - The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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4617.A1					0	М								
Document:						Site: 846/AS	N040 Land at C	richton Farm				PEX	Session:	
Policy: Summary:					Мар:			lss	ue:					
Item Qu	estion												Representation Te	xt
the hist We The at L pick The cor ger	unique torically e also o e issue Llangor k up tin e loss o mmunity neral eti	e character y a mining object becan which affer se and Bri one. Reside of identity a y and we a	r of the villa and then ir ause of des ects us also idge roads ents feel tha and ethos o all value our village and	age from a trad adustrial area i struction of hab a is the increas and is a safet at, the recent d of Cwmbach is a sense of belod it its social/com	litional village w nto a suburban bitat/agricultural se in levels of nu y issue in Ynyso levelopment of threatened by onging, this add nmunity and we	with some modern of a commuter belt for I land and particular uisance noise and to cynon Street more Redrow estate and the village becoming to our feeling of s	development into the cities. We also also also also also also also also	a modern deve o take issue w of trees, include verse affects from the ore cars in the olds is sufficient as of a centre a hildren go to the munity where	elopment with ith alterations ding those with rom overcrow vicinity. School if for the village and feel stronge shops, school	h some traditions of drainage with preservative with good buses alroade at this time ag community tool and play.	cional housing patterns.  ion orders,  iilage. Park eady find it come and that are which we a More devel	g. This will damag ing is a big issue a lifficult to navigate ny further building v re already. We are opment will dama	an Urban Sprawl and will damage ge the appearance of Cwmbach as at the local schools at pick up time around parked cars at peak school will threaten safety.  e a well established multicultural ge the feeling of belonging and tone and the famous male Voice	
Item Questi	ion	_ — — -			_ — — — —			— — — — Rep	 ly				Soundness Tes	ts

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

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TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for mineral extraction and housing development reinforces

#### Safer Communities

Our Living Space

Our Health and Well Being

And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows:

#### Delivering the Community Strategy Vision LDP Objectives

- 3.4. In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development.
- 3.5. The objectives of the Rhondda Cynon Taf LDP are to:

#### Sustainable Communities

- 1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key settlements in the north and south of the County Borough.
- 2. Promote integrated communities within the principal Towns. Key Settlements and other sustainable settlements by ensuring the development of high quality built environment and provided opportunities for living, working and socialising for all.

#### Achieving Potential

3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough.

#### Better Quality of Life

4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Acc	ssn No Da	ite Lodged	Late?	Source Ty	/ре Мос	de Status	Modified	TREA Petition o				HR EVID. \ Repr Col	uncil	Officer	Recor	mmendation	n	Response
4617.A2						0	М												
Documen	t:						Site	e: 856/ASN	041 Land at	Crichton Fa	ırm						PEX Ses	ssion:	
Policy:					ľ	Мар:					Issue:								
Summary	:																		
Item C	uestion																		Representation Tex
th hi V T aa p T cc 9	ne unique istoricall Ve also of the issue to Llango ick up tir the loss of the	e character of a mining a subject becaute which affect rise and Bridger. Resider of identity and we all thos of the v	of the village and then ind use of destructs us also is dige roads a not feel that, and ethos of 0 value our sillage and it	e from a ustrial ar uction of sthe incind is a sthe received as social, as social, as from a consecutive social, as social, as from a consecutive	traditional rea into a s habitat/ag rease in leverafety issue ent develop th is threate belonging, community	village we suburban gricultural vels of nue in Ynysoment of ened by this add y and we	with some a commute a comm	modern deer belt for the particularly oise and tracet more hoestate and one becoming beling of salmbach has	velopment intended in the cities. We are the destruction of the destruction of the cities affic; general are the comes equals in the private but too big with I fety when our	o a modern also take iss on of trees, adverse affe more cars in uilds is suff oss of a cer children go ommunity wi	including ects from the vicinicient for to the sh here play	ment with alterations g those with overcrownity. School the village feel strong nops, schools	some trades of drainage the preservating of the ollowses all e at this time of and play and p	litiona ge pat ation o villag ready ne and ty which	Il housing terns. orders, le. Parkii of find it di d that any ch we are re develo	g. This will ng is a big ifficult to r y further b e already ppment w	g issue at the navigate arouilding will to.	he appeara ne local sch bund parke threaten sa well establi the feeling	awl and will damage ance of Cwmbach as hools at pick up time ed cars at peak school afety.  lished multicultural of belonging and amous male Voice
Item Que	stion		- — — —								Reply					. — — –		- — — —	Soundness Tests

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

Filtered to show: (All representations)

TREAT EVIDENCE NO FRTHR EVID.

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

2 5 Why Incl/Excl of site improves soundness?

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- 3.5. The objectives of the Rhondda Cynon Taf LDP are to:

#### Sustainable Communities

- 1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key settlements in the north and south of the County Borough.
- 2. Promote integrated communities within the principal Towns. Key Settlements and other sustainable settlements by ensuring the development of high quality built environment and provided opportunities for living, working and socialising for all.

#### Achieving Potential

3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough.

#### Better Quality of Life

4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole.

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# Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssr	No Date L	odged l	Late? Sour	ce Type Mod	le Status Modified	TREAT d Petition of			— — .	ncil Office	r Recommen	dation	Response
4617.A3					0	M								
Document:						Site: 1100/A	SS022 Crichton	Farm				PE	X Session:	
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Item Quest	ion				· <del></del> _	· — — — —		Reply	- — — — /			- <del></del> -		Soundness Tests

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

Representation Text

Filtered to show: (All representations) EVIDENCE NO FRTHR EVID. TREAT Rep'n No Accssn No Date Lodged Late? Source Type Mode Status Modified Petition of in parts Add'l SA/SEA Repr Council Officer Recommendation Response 2 5 Why Incl/Excl of site improves soundness? The exclusion of the site from the LDP as proposed Alternative land for mineral extraction and housing development reinforces Safer Communities Our Living Space Our Health and Well Being And would support page 20 elements 3.4 and 3.5 of the LDP which is as follows: Delivering the Community Strategy Vision LDP Objectives 3.4. In order to ensure the delivery of the Community Strategy Vision, spatial planning objectives have been developed. These objectives are at the centre of the LDP and form the basis for its policy development. 3.5. The objectives of the Rhondda Cynon Taf LDP are to: Sustainable Communities 1. Provide for the County Borough's overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities and reinforce the roles of the Principal Towns and Key settlements in the north and south of the County Borough. 2. Promote integrated communities within the principal Towns. Key Settlements and other sustainable settlements by ensuring the development of high quality built environment and provided opportunities for living, working and socialising for all. Achieving Potential 3. Develop a sustainable economy in Rhondda Cynon Taf that provides a diverse range of job opportunities in locations that reinforce the roles of Principal Towns and Key Settlements in the north and south of the County Borough. Better Quality of Life 4. Promote and protect the rich culture and heritage of the County Borough by protecting and enhancing the historic landscape of the Rhondda, the historic parks and gardens in the south and the built heritage of the County Borough as a whole. 4618.A1 Ω M Document: Site: 846/ASN040 Land at Crichton Farm PEX Session: Policy: Map: Issue: Summary:

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

Item Question

I strongly object to any development of the green belt area between Pinecroft Av., Cwmbach and Abernant golf course. A natural haven for wildlife which encroaches into my garden is a joy to watch and listen to. A great place to walk the dog and escape the pressures of modern life.

To remove the tip would mean unbelievable noise and air pollution and the demise of the area. There are large areas of Llwydcoed and Abernant already being turned into housing development and no new jobs in the area. Hirwaun Ind Est is an empty wilderness - no work, no mortgage.

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

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.	THR EVID. A Repr Council Officer	Recommendation	Response
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1 3-4	Support (Yes) or obje	ct (No) to incl of	site?						
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1 3 - 4	Support (Yes) or obje	ct (No) to incl of	site?		<b></b>				·

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

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Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

Damage to Rights of way. Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states

'We will seek to protect, enhance and manage the natural and semi natural environment, its resources and its biodiversity'.

- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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

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Rep'n No	Accssn No Date Lodged	Late? Sour	се Туре Мос	de Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		l Officer	Recommendation	Response
4619.A2			0	М						
Document	:			Site: 856/ASN	N041 Land at Cr	ichton Farm			PEX Session	:
Policy:			Мар:			Issue:				
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- C2 It does not have regard to National Policy on Green Wedge Land
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### Rhondda Cynon Taf County Borough Council Local Development Plan

Soundness Tests

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Rep'n No Accssn No Date Lodged	Late? Source Ty	vpe Mode Status Modi	TREAT fied Petition of	EVIDENCE NO FRT in parts Add'l SA/SEA		Recommendation	Response
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Document:		Site: 110	D/ASS022 Crichton I	arm		PEX Session:	
Policy:	1	Мар:		Issue:			
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Reply Soundness Tests

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

Document:  Site: 846/ASN040 Land at Crichton Farm  PEX Session: Policy:  Map:  Issue:	Filtered to	show: (All representations)	, .,					•			·
Document: Site: 846/ASN040 Land at Crichton Farm PEX Session:    Site: Warning   Site: Washing   Site: Washing	Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified				Officer	Recommendation	Response
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Item Question  Representation Text  1 3 - 4 Support (Yes) or object (No) to incl of site?  I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or "Green Wedge Space" into future housing development for the following reasons:  Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)  The Irreversible Damage to this designated "Green Wedge Area" which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abermant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least, As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan." An innovated skilled area to be designed to resident and provided skilled area to settlement to reduce pressures and further maintain quality of lifering a high quality o	Document				Site: 846/ASN	040 Land at Cr	ichton Farm			PEX Session	:
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1 3 - 4 Support (Yes) or object (No) to incl of site?  I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:  Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)  The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Combach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: 'An innovated skilled area offering a high quality of life-international yet distinctively Welsh.'' Also to 'Promote more balanced development to reduce pressures and further maintain quality of life 'and proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.  Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development -'the topog	Summary:								<u></u>		
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	Item Ques	tion					Reply				Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

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- C2 It does not have regard to National Policy on Green Wedge Land
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### Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO F in parts Add'l SA/S	—	Officer I	Recommendation	Response
4620.A2			0	М				]		
Document:				Site: 856/AS	N041 Land at Cr	ichton Farm			PEX Session	:
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	mage in the long term to the C	Open Nature o	f the land and	continued need for	r environmental im	provement/protection to	protect the unique a	and natural	beauty and heritage w	hich in turn will

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

**Soundness Tests** 

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4620.A3				0	М					
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Policy:				Мар:			Issue:			
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1 3	-4 Su	pport (Yes) or ob	ject (No) to incl	of site?						
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#### Rhondda Cynon Taf County Borough Council Local Development Plan

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

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	e Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SI		Officer	Recommendation	Response
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#### Rhondda Cynon Taf County Borough Council Local Development Plan

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Summary:												
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### Rhondda Cynon Taf County Borough Council Local Development Plan

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4622.A1	_ O M
Document:	Site: 846/ASN040 Land at Crichton Farm PEX Session:
Policy:	Map: Issue:
Summary:	
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1 3 - 4	Support (Yes) or object (No) to incl of site?
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12/11/2009 Page 2277 of 2323

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

Representation Text

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Map: Policy: Issue:

Summary:

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development (source: national statistics online)

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

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Rep'n No	Accssn No Date Lodged	Late? Source T	ype Mode Sta	TREAT atus Modified Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
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Document:				Site: 846/ASN040 Land at Cri	chton Farm		PEX Session:	
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1 3-4	Support (Yes) or object	ct (No) to incl of sit	te?					
,	ect to the inclusion of the abo lopment for the following rea		for future deve	elopment re: removal of coal tips	and change of use of land	from open agricultural la	nd or 'Green Wedge Space' i	nto future housing
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Soundness Tests Item Question Reply

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- C3 It does not have regard to the Wales Spatial Plan

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

Soundness Tests

Filtered to s	show: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO Fin parts Add'l SA/S		Officer	Recommendation	Response
4623.A2			0	М						
Document:				Site: 856/ASN	041 Land at Cri	ichton Farm			PEX Session:	
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Reply Soundness Tests 2 5 Why Incl/Excl of site improves soundness?

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

filtered to show: (All representations)						
Pep'n No Accssn No Date Lodged	Late? Source Type N		EAT EVIDENCE NO FRT of in parts Add'l SA/SE/	THR EVID. A Repr Council Officer	Recommendation	Response
623.A3	O	M				
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green wedges: the National Polic	g of population adjacent nestic noise in area is no atistics online) designated 'Green Wedg sbernant which provides a Generally used for most cy Context outlines in the pressures and further m safeguarding the country	t acceptable to residents in this co ge Area' which will alter and deprive a resource of outstanding natural be of the 20th century at least. As outl Wales Spatial Plan: "An innovated aintain quality of life" and 'Promote side from encroachment" the land	e the Space for Living enjoyed I beauty where residents walk, usined in the RCT LDP including the skilled area offering a high quate resource efficient settlement proposed as an Alternative site	d the third largest killer in by local people on the prope for access on foot acrosthe National Assembly Goality of life-international yet patterns to minimise rural last for development is a 'Gre	Wales which would be exposed site over the last of swell worn trails to the government objectives for the distinctively Welsh." Also and take up" and also to be wedge site' and is ic	entury. The area is a buffer of course and he local designation of local to to 'Promote more Manage urban form through dentified as such in the

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
4623.A4			0	M						
Document:				Site: 1173/AS Cwmbach	D009 NSA 9.9	- Remainder of Ynyso	cynon Farm,		PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Ques	tion									Representation Text
1 3-4	Support (Yes) or object	ct (No) to incl of	site?				No			
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#### Rhondda Cynon Taf County Borough Council Local Development Plan

**Representation Text** 

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

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Document:			Site: 846/ASN040	PEX Session:			
Policy:		Мар:		Issue:			
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1 3 - 4 Support (Yes) or object (No) to incl of site?

Item Question

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## Rhondda Cynon Taf County Borough Council Local Development Plan

Document: Site: 856/ASN041 Land at Crichton Farm PEX Session:	Filtered	o show: (All representations)	, .,					•			·
Document: Site: 856/ASN041 Land at Crichton Farm PEX Session:  Policy Map: Issue:  Summary.  Item Question Representation Text  1 3 -4 Support (Yes) or object (No) to incl of site?  1 object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:  Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy forries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacentated by this development (source: national statistics online)  The treversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Aberrant which provides a resource of outstanding natural beauty where residents walk, use for access on toot across well worn trails to the golf course and Combach/bertaker canal road. Generally used for most of the 20th century at least. As outlined in the RCT in leveling the National Assembly Coverment objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spetial Plan: "An immovated skilled uses offering a high quality of life-international yel distinctively Wielsh." Also to 'Promote more balanced development or aduce pressures and further maintain quality of life and 'Promote tresumer entities ment and and account and account of an adult and to the Manage urban form through controlled expansion to assist in safeguarding the courthyside from encroachment' the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Va	Rep'n N	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified				Officer	Recommendation	Response
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#### Rhondda Cynon Taf County Borough Council Local Development Plan

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Filtered to s	how: (All representations)								
Rep'n No	Accssn No Date Lodged	Late? So	ource Type Mode	e Status Modified	TREAT Petition of	EVIDENCE NO FR' in parts Add'I SA/SE	THR EVID. EA Repr Council Officer	Recommendation	Response
4624.A3			0	М					
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1 3 - 4	Support (Yes) or object	ct (No) to inc	cl of site?						
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### Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No	Accssn No Date Lodged	Late?	Source 7	Туре І	Mode S	Status Modified	TREAT Petition of		-	-	HR EVID. Repr Coun	cil Officer	Recommendation	Response
4624.A4				0	W	М								
Document:						Site: 1100/A	SS022 Crichton F	arm					PEX Session:	
Policy:				Мар:					Issue:					
Summary:														
Item Ques	 ation									· <u></u>	<del></del>			Representation Text

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

I object to the inclusion of the site AS(S)22, AS(N)40, AS(N)41 for the development re: removal of coal tips and change of green pastures for future housing development.

My objections are: -

- 1. Damage to health. We (Cwmbach and surrounding areas) eventually ended the life of the Furnacite which affected the health of some of the population. My brother and husband were victims of the pollution and both suffered from Leukaemia and later both died. I myself have a heart condition and fear dust etc could cause chest complaints which could be fatal results for me with a weak heart.
- 2. Drainage and flooding. Will definitely result from distributing the land. I have a example of this:- My bungalow backs onto the green pasture behind my property. Several years ago the Council decided to flatten out the land. The result being they filled in the ditches at the back of No 9 8 7 Glaslyn Drive. Heavy rain later meant we had rivers (literally) running down our gardens past our kitchens and out into the front gardens. We complained to the Council, who after inspection tended the said pasture and behind our properties raised a hill (about 6') to prevent flooding. No problems afterwards. The plan to build a roadway across the pasture land (assuming it flat) will result again in flooding. In fact No 10 later had a fountain errupt in their front garden. (their garden not backing on to the field).
- 3. The traffic is chaos at the moment is awesome down Llangorse Road. Why do we have to have all the dust and muck to demonstrate that we need another way out of Pant Farm?
- 4. What about the wildlife there? The birds and wild animals will definitely suffer as will the green life. Remember the trees affected by the Phurnacite? Now the trees, after the Phurnactice removal, are in full bloom again.
- 5. I am definitely objective about this crazy scheme. We are paying very high pole tax here (I am band E) sup positively in Residential area not a coal tip area.

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Rep'n No	Accssn No Date Lodged	Late?	Source T	Гуре Л	Mode S	Status M	odified	TREAT Petition of			HR EVID. \ Repr Cour	ncil Off	ïcer	Recommendation	Response
4624.A5				0	W	М									
Document:						Site: 8	46/ASN04	10 Land at Cr	ichton Farr	n				PEX Session:	
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Summary:															
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Rep'n No	Accssn No Date Lodged	Late?	Source	Туре	Mode	Status	s Modified	TRE Petition			-	-	HR EVID. Repr Coun	ncil	Officer	Recommendation	Response
4624.A6				0	W	М											
Document:						Si	te: 856/ASN04	1 Land	at Crich	ton Farn	n					PEX Session:	
Policy:				Мар	o:						lssue:						
Summary:																	
Item Ques	======================================																Representation Text

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

Fillered to show.	(All representations)					
			TREAT	<b>EVIDENCE</b>	NO FRTHR EVID.	

Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode	e Status Modified	Petition of	in parts	Add'I	SA/SEA	Repr Counci	I Officer	Recommendation	Response	
4626.A1			0	М									
Document:				Site: 1100/ASS	022 Crichton Fa	arm					PEX Session:		
Policy:			Мар:			ls	ssue:						
Summary:													
Item Que	stion											Representa	tion Text

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I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:

Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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Damage to Rights of way. Access issues on foot and by car/other vehicles.

Item Question Reply Soundness Tests

2 5 Why Incl/Excl of site improves soundness?

The exclusion of the site from the LDP as proposed Alternative land for minerals and housing development reinforces the RCTCBC Local Development GREEN WEDGES TOPIC PAPER which states on page 2

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations)	., ., .,					•		·
Rep'n No Accssn No Date Lodged	Late? Source	e Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE		cer Recommendation	Response
4626.A2		0	M					
Document:			Site: 846/AS	N040 Land at Cr	ichton Farm		PEX Session:	:
Policy:		Мар:			Issue:			
Summary:								
Item Question								Representation Text
I object to the inclusion of the abodevelopment for the following read development for the following readdition of added traffic and don development (source: national state)  The Irreversible Damage to this zone between the settlement of A Cwmbach/Aberdare canal road. green wedges: the National Policibalanced development to reduce controlled expansion to assist in Cynon Valley Local Plan Propose Environmental Concerns about a Taff means large areas of the varemoving the coal from tips and Sustainability issues and over description.  Damage in the long term to the Coupport/promote tourism.	asons:  ag of population nestic noise in a atistics online)  designated 'Gre Abernant which Generally used cy Context outlir e pressures and safeguarding tr al (1991-2006)  adding more pro alley floors are pi extensive building evelopment of the	adjacent to sarea is not adeen Wedge Aprovides a reformost of these in the Walfurther main the countrysid ENVP2-'Green beliems of dragone to flooding works. An one settlement the land and	site due to air pollucceptable to reside  Area' which will alteresource of outstand he 20th century at ales Spatial Plan: "atain quality of life"; le from encroachmen Wedges' Number Wedges' Number ainage of water and importantly the interpretable to putting pressure continued need for	er and deprive the ding natural beauty least. As outlined it 'An innovated skille and 'Promote rescient' the land proposter 4. Within these dincreasing flooding river frontages is mpact on the abunch transport and loon tra	lution from removal of lar nity. Respiratory disease Space for Living enjoyed where residents walk, un the RCT LDP including a drea offering a high quivoce efficient settlement osed as an Alternative site areas development will ang by surface water from where ribbon developme dant wildlife and trees ar cal authority amenities and	ge amount of minerals in id the third largest killer by local people on the pase for access on foot act the National Assembly Lality of life-international patterns to minimise runte for development is a fooly be permitted which the development — the for the accourred. Also conditionally also conditions are the development in the soccurred. Also conditions are the development in the soccurred.	proposed site over the last corross well worn trails to the good Government objectives for the yet distinctively Welsh." Also all land take up" and also to Moren Wedge site' and is ident does not prejudice the operatopography and water environments about polluting streaming schools and existing estated	machinery and subsequent acerbated by this  entury. The area is a buffer of course and the local designation of local to to 'Promote more of Manage urban form through the entified as such in the innature of the land.  International control of the land of the land of the land of the land.  International control of the land of the

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

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- C2 It does not have regard to National Policy on Green Wedge Land
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### Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Rep'n No Accssn No Date Lodged	Late? Source Type Mo	TREAT ode Status Modified Petition of		THR EVID. A Repr Council Officer	Recommendation	Response
4626.A3	O	M				
Document:		Site: 856/ASN041 Land at C	Crichton Farm		PEX Session:	
Policy:	Мар:		Issue:			
Summary:						
Item Question						Representation Text

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Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

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

KEI KEGENTATION DETA	- by. Replesi	entationino			Milona	ad Oynon rai ood	anty Borough Coun	ion Loodi Developinioni i iai
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Rep'n No Accssn No Date Loc	lged Late? Soı	urce Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		r Recommendation	Response
4626.A4		0	М					
Document:			Site: 1173/ASI Cwmbach	D009 NSA 9.9	- Remainder of Ynyscynon I	Farm,	PEX Session	r:
Policy:		Map:			Issue:			
Summary:								
Item Question								Representation Text
I object to the inclusion of the development for the following Damage to Health and Well addition of added traffic and development (source: nation The Irreversible Damage to zone between the settlement Cwmbach/Aberdare canalagreen wedges: the Nationa	ng reasons:  I-being of population domestic noise nal statistics online this designated 'on the of Abernant white the orad. Generally us I Policy Context or deduce pressures a	e LDP for future ion adjacent to s in area is not ac ie) Green Wedge A ch provides a re sed for most of t utlines in the Wa and further main	site due to air pollution ceptable to resident Area' which will alter esource of outstanding the 20th century at leales Spatial Plan: "A tain quality of life" ar	on and noise ports in this communication and deprive the ng natural beautrast. As outlined in innovated skilled 'Promote reso	llution from removal of large nity. Respiratory disease id Space for Living enjoyed by where residents walk, use in the RCT LDP including the darea offering a high qual burce efficient settlement pa	e amount of minerals inc d the third largest killer in by local people on the pro- e for access on foot acro- he National Assembly G lity of life-international yeatterns to minimise rural	cluding coal. Heavy lorries, in Wales which would be exposed site over the last coass well worn trails to the government objectives for the distinctively Welsh." Also land take up" and also to	machinery and subsequent xacerbated by this century. The area is a buffer polf course and the local designation of local to to 'Promote more Manage urban form through

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Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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

Filtered to sl	now: (All representations)									
Rep'n No	Accssn No Date Lodged	Late? Source Ty	oe Mode Statu	TREA us Modified Petition o	_	E NO FRTI Id'I SA/SEA	HR EVID. Repr Council	Officer	Recommendation	Response
4627.A1			O N	1						
Document:			S	ite: 846/ASN040 Land a	Crichton Farm				PEX Session:	
Policy:		N	1ap:		Iss	ue:				
Summary:										
Item Que	stion									Representation Tex

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

Filtered to sh	ow: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? So	ource Type Mod	le Status Modified	TREAT Petition of	EVIDENCE in parts Add			il Officer	Recommendation	Response
4627.A2			0	М							
Document:				Site: 856/ASN0	041 Land at Cri	chton Farm				PEX Session:	
Policy:			Map:			Issue	e:				
Summary:											
Item Ques	stion										Representation Text
1 3 - 4 I obje		` '		development re: ren	noval of coal tips	and change of	use of land	d from open ag	gricultural la	nd or 'Green Wedge Space'	into future housing

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Soundness Tests Item Question Reply

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development (source: national statistics online)

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

Filtered to show: (All representations)

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Rep'n No	Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
4627.A3			0	М						
Document:				Site: 1100/ASS	S022 Crichton	Farm			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
1 3 - 4	Support (Yes) or object	t (No) to incl of s	site?							
,	ect to the inclusion of the abovelopment for the following reas		P for future d	levelopment re: ren	noval of coal tip	s and change of use o	f land from open	agricultural la	and or 'Green Wedge Space	e' into future housing
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### Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to s	show: (All representations)										
Rep'n No	Accssn No Date Lodged	Late? Sour	rce Type Mode	e Status Modified	TREAT Petition of			RTHR EVID. SEA Repr Cou	ıncil Officei	Recommendation	Response
4628.A1			0	М							
Document:				Site: 846/ASN(	040 Land at Cr	ichton Farm	i			PEX Session:	
Policy:			Мар:			l:	ssue:				
Summary:											
Item Que	estion										Representation Text
1 3 - 4	4 Support (Yes) or object	t (No) to incl	of site?								
	ject to the inclusion of the aborelopment for the following rea		LDP for future	development re: ren	noval of coal tip	s and chang	e of use of l	and from open	agricultural la	and or 'Green Wedge Spa	ce' into future housing
add	mage to Health and Well-bein lition of added traffic and dom relopment (source: national sta	estic noise ir	n area is not ac								
zon	e Irreversible Damage to this of a between the settlement of A	bernant whic	h provides a re	source of outstandir	ng natural beaut	y where resi	dents walk,	use for access	on foot acro	ss well worn trails to the go	lf course and

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development (source: national statistics online)

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

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Rep'n No	Accssn No Date Lodged	Late? Source Ty	/pe Mode Status	TREAT  Modified Petition of	EVIDENCE NO FRTI in parts Add'l SA/SEA	HR EVID. A Repr Council Officer	Recommendation	Response
4628.A2			O M					
Document:			Site	e: 856/ASN041 Land at C	richton Farm		PEX Session:	
Policy:		1	Мар:		Issue:			
Summary:								
Item Ques	stion							Representation Text
1 3 - 4	Support (Yes) or object	ct (No) to incl of site	 ∋?					
,	ect to the inclusion of the abo lopment for the following rea		for future develop	oment re: removal of coal tip	s and change of use of land	I from open agricultural lan	nd or 'Green Wedge Space' i	nto future housing
	O .				9		ding coal. Heavy lorries, mach Vales which would be exacerb	,

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Rep'n No Accssn No Date Lodged	Late? Source	e Type Mode	Status Modified	TREAT Petition of		CE NO FRI Add'I SA/SE		ncil Officer	Recommendation	on Response
4628.A3		0	М							
Document:			Site: 1100/AS	S022 Crichton	Farm				PEX Se	ession:
Policy:		Мар:			ls	sue:				
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Item Question										Representation Text
1 3 - 4 Support (Yes) or object	` ,									
I object to the inclusion of the above development for the following reas		DP for future o	development re: re	moval of coal tip	s and chang	e of use of lar	nd from open	agricultural la	ınd or 'Green Wed	ge Space' into future housing
Damage to Health and Well-being addition of added traffic and dome development (source: national state of the Irreversible Damage to this descence between the settlement of Alt Cwmbach/Aberdare canal road. Or green wedges: the National Policy balanced development to reduce prontrolled expansion to assist in source Cynon Valley Local Plan Proposal Environmental Concerns about additional traff means large areas of the valled removing the coal from tips and expansional concerns and expansional concerns about additional concerns about additional concerns and expansional concerns about additional concerns and expansional concerns and expansion	estic noise in a stistics online) esignated 'Grebernant which   Generally used y Context outlir pressures and safeguarding the I (1991-2006) dding more proey floors are piecey floors are pieces.	een Wedge Ar provides a res for most of th- nes in the Wal- further mainta- te countryside ENVP2-'Green oblems of drain- trone to floodin	rea' which will alter source of outstandi e 20th century at le es Spatial Plan: "A ain quality of life" ar from encroachme en Wedges' Numb nage of water and ag, especially along	and deprive the ng natural beaut ast. As outlined n innovated skill nd 'Promote resnt' the land proper 4. Within thesincreasing flood priver frontages	Space for L y where resident area officier ource efficier osed as an A se areas dew ing by surfact where ribbor	ving enjoyed dents walk, us DP including ing a high qu patternative site elopment will be water from a development	by local peope for access the National ality of life-int only be perm the development has occurre	rgest killer in the proof on foot acrost Assembly Go ernational ye nimise rural I ment is a 'Gr tted which do ent -'the top	Wales which would posed site over the se well worn trails to overnment objective trails distinctively Welsh and take up" and all een Wedge site' and pes not prejudice the ography and water	e last century. The area is a buffer of the golf course and es for the local designation of local h." Also to 'Promote more liso to Manage urban form through and is identified as such in the ne open nature of the land.  environment of Rhondda Cynon

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

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SI	— — .	cil Officer	Recommendation	Response
4629.A1			0	М						
Document:				Site: 846/ASN	040 Land at Ci	richton Farm			PEX Session:	:
Policy:			Мар:			Issue:				
Summary:										
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1 3 - 4	Support (Yes) or object	ct (No) to incl	of site?							
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### Rhondda Cynon Taf County Borough Council Local Development Plan

Soundness Tests

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mode	e Status Modified		EVIDENCE NO FR n parts Add'l SA/SE		fficer Recommendation	Response
4629.A2			0	М					
Document				Site: 856/ASN	041 Land at Crich	ton Farm		PEX Session	on:
Policy:			Мар:			Issue:			
Summary:									
Item Qı	uestion								Representation Text
1 3	4 Support (Yes) or object	(No) to incl of	site?						
	bject to the inclusion of the above velopment for the following reasons.		DP for future	development re: rei	moval of coal tips ar	nd change of use of lar	nd from open agricult	ural land or 'Green Wedge S	pace' into future housing
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	amage in the long term to the Oppport/promote tourism.	oen Nature of t	he land and c	continued need for e	environmental impro	vement/protection to p	protect the unique and	d natural beauty and heritage	which in turn will
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Rep'n No Accssn No Date Lodged	Late? Source	Type Mode	Status Modified	TREAT Petition of	EVIDENCE in parts Add		— — .	ncil Office	r Recommenda	ation Response
4629.A3		0	М							
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Rhondda Cynon Taf County Borough Council Local Development Plan

Filtered to show: (All representations)

Item Questio	າ					Reply			Soundness Tests
Isup	oort the exclusion of this area	a as there are	access proble	ms relating to the s	site as detailed v	when planning permission w	vas declined on two previo	ous occasions.	
1 3-4	Support (Yes) or object	t (No) to incl o	of site?						
Item Ques	tion								Representation Text
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Policy:			Мар:			Issue:			
Document:				Site: 1064/AS	S098 North of 0	Cross Inn Road	PEX Session:		
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The table below is unclear/too technical.

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Rep'n No	Accssn No Date Lodged	Late? Sou	ırce Type	Mode Status Modified	TREAT Petition of	EVIDENCE in parts Add	-	il Officer	Recommendation	Response
4631.A1			0	M						
Document:				Site: 846/ASN	040 Land at Cr	ichton Farm			PEX Session:	
Policy:			Мар	:		Issue	:			
Summary:										
Item Ques	tion	·	<u> </u>					<u> </u>		Representation Text

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

I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:

Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

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4631.A2			0	М				
Document:				Site: 856/ASN	N041 Land at Crichton Farm		PEX Session:	
Policy: Summary:			Мар:		lssue:			
Item Ques	stion	· <u> </u>						Representation Text
Item Ques	stion Support (Yes) or object	ct (No) to incl	of site?					Representation Text
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Rep'n No Accssn No Date Lodged	Late? Source	е Туре Мос	de Status Modified	TREAT Petition of	EVIDENCE NOFin parts Add'l SA/S		Officer	Recommendation	Response
4631.A3		0	M						
Document:			Site: 1100/AS	S022 Crichton	Farm			PEX Session	
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
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- C2 It does not have regard to National Policy on Green Wedge Land
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Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	Type M	Mode Status Modified	TREAT Petition of	_	_	RTHR EVID. EA Repr Cound	cil Officer	Recommendation	Response	
4632.A1			0	М								
Document:				Site: 846/ASN04	40 Land at Cri	chton Farm				PEX Session:		
Policy:			Мар:			Issu	ue:					
Summary:												

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

Representation Text

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Rep'n No	Accssn No Date Lodged	Late?	Source Type	Mode Status Modified	TREAT Petition of	EVIDENCE in parts Add'i	-	cil Officer	r Recommendation	Response	
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Summary:								 			

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

Item Question

I object to the inclusion of the above site in the LDP for future development re: removal of coal tips and change of use of land from open agricultural land or 'Green Wedge Space' into future housing development for the following reasons:

Damage to Health and Well-being of population adjacent to site due to air pollution and noise pollution from removal of large amount of minerals including coal. Heavy lorries, machinery and subsequent addition of added traffic and domestic noise in area is not acceptable to residents in this community. Respiratory disease id the third largest killer in Wales which would be exacerbated by this development (source: national statistics online)

The Irreversible Damage to this designated 'Green Wedge Area' which will alter and deprive the Space for Living enjoyed by local people on the proposed site over the last century. The area is a buffer zone between the settlement of Abernant which provides a resource of outstanding natural beauty where residents walk, use for access on foot across well worn trails to the golf course and Cwmbach/Aberdare canal road. Generally used for most of the 20th century at least. As outlined in the RCT LDP including the National Assembly Government objectives for the local designation of local green wedges: the National Policy Context outlines in the Wales Spatial Plan: "An innovated skilled area offering a high quality of life-international yet distinctively Welsh." Also to 'Promote more balanced development to reduce pressures and further maintain quality of life" and 'Promote resource efficient settlement patterns to minimise rural land take up" and also to Manage urban form through controlled expansion to assist in safeguarding the countryside from encroachment" the land proposed as an Alternative site for development is a 'Green Wedge site' and is identified as such in the Cynon Valley Local Plan Proposal (1991-2006) ENVP2-'Green Wedges' Number 4. Within these areas development will only be permitted which does not prejudice the open nature of the land.

Environmental Concerns about adding more problems of drainage of water and increasing flooding by surface water from the development – 'the topography and water environment of Rhondda Cynon Taff means large areas of the valley floors are prone to flooding, especially along river frontages where ribbon development has occurred'. Also concerns about polluting streams and rivers while removing the coal from tips and extensive building works. And importantly the impact on the abundant wildlife and trees and plants.

Sustainability issues and over development of the settlement putting pressure on transport and local authority amenities and infrastructure including schools and existing estates.

Damage in the long term to the Open Nature of the land and continued need for environmental improvement/protection to protect the unique and natural beauty and heritage which in turn will support/promote tourism.

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

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Rep'n No	Accssn No Date Lodged Late?	Source Type Mode S	TREAT Status Modified Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA	HR EVID. Repr Council Officer Re	ecommendation	Response
4633.A2		0	M				
Document:			Site: 856/ASN041 Land at Ci	richton Farm		PEX Session:	
Policy:		Мар:		Issue:			
Summary:							
Item Ques	tion						Representation Text
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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Policy:			Мар:			Issue:				
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### Rhondda Cynon Taf County Borough Council Local Development Plan

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Item Ques	estion	Representation Text
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Rep'n No Accssn No Date Lodged	Late? Source	e Type Mod	e Status Modifie		EVIDENCE NO FRT in parts Add'I SA/SE/		Officer F	Recommendation	Response
4634.A3		0	М						
Document:			Site: 1100/	ASS022 Crichton Fa	rm			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No Accssn No Date Lodged	Late? Source	e Type Mod	le Status Modified	TREAT Petition of	EVIDENCE NO in parts Add'l SA		ncil Officer	Recommendation	Response
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4635.A2		0	М					
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### Rhondda Cynon Taf County Borough Council Local Development Plan

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Item Que	estion	· — — — — — —	. — — — -				 	eply				Soundness Tests

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## Rhondda Cynon Taf County Borough Council Local Development Plan

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Rep'n No	Accssn No Date Lodged	Late? Source	e Type Mod	e Status Modified	TREAT Petition of		IO FRTHR EVID. SA/SEA Repr Coun	cil Officer	Recommendation	Response
4636.A1			0	М						
Document	:			Site: 846/ASN	040 Land at Cr	ichton Farm			PEX Session:	
Policy:			Мар:			Issue:				
Summary:										
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de D acc de C C C C E E T a re	bject to the inclusion of the aborevelopment for the following real amage to Health and Well-being Idition of added traffic and domevelopment (source: national state Irreversible Damage to this cone between the settlement of Awmbach/Aberdare canal road. It was a set Irreversible Damage to this cone between the settlement of Awmbach/Aberdare canal road. It was a set Irreversible Damage to reduce the National Police Idanced development to reduce the Irreversible Damage to reduce the National Police Irreversible Damage area and road. It was a set Irreversible Damage and road and Irreversible Damage areas of the valuation of the Irreversible	g of population nestic noise in a atistics online) designated 'Greubernant which Generally used by Context outling pressures and safeguarding the al (1991-2006) dding more protected from the pressure of the context outling welcome of the population of the populati	adjacent to sarea is not adeen Wedge Aprovides a reformost of these in the Walfurther mainne countryside ENVP2-'Green belems of drarone to flooding works. An the settlement the land and a	site due to air pollution companies. Area' which will alter a cesource of outstanding the 20th century at least spatial Plan: "Area in quality of life" and a from encroachmer wen Wedges' Number and ing, especially along and importantly the importantly the importantly the importantly described in the continued need for expectable to reside the continued need for expectable to resident the continued need for expectable the continued need for expectable to resident the continued need for expectable to resident the continued need for expectable	and noise poles in this communication and deprive the ng natural beauty ast. As outlined in innovated skilled 'Promote resort" the land proper 4. Within these processing floodictiver frontages where the processing floodictive flooring floodictive flooring floorin	lution from remova nity. Respiratory di Space for Living et where residents vn the RCT LDP inced area offering a hource efficient settle osed as an Alternate areas development by surface water where ribbon devel dant wildlife and tracal authority ameni	I of large amount of n sease id the third large and the third large and the third large and the sease id the third large and the sease and plants.  I of large amount of n sease and plants are from the development and the sease and plants.	e on the proposition of the prop	posed site over the last cess well worn trails to the government objectives for the distinctively Welsh." Also and take up" and also to Neen Wedge site' and is ideales not prejudice the open ography and water enviror erns about polluting stream chools and existing estate	nachinery and subsequent acerbated by this entury. The area is a buffer if course and e local designation of local to 'Promote more lanage urban form through entified as such in the nature of the land.  Inment of Rhondda Cynon ms and rivers while
Item Ques	tion					Reply				Soundness Tests

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

Filtered to show: (All representations)						
Rep'n No Accssn No Date Lodged	Late? Source Type Mode	TREAT Status Modified Petition of	EVIDENCE NO FRTH in parts Add'l SA/SEA		Recommendation	Response
4636.A2	O	M				
Document:		Site: 856/ASN041 Land at C	richton Farm		PEX Session:	
Policy: Summary:	Map:		lssue:			
Item Question						Representation Text
addition of added traffic and don development (source: national state of the lareversible Damage to this can between the settlement of the Cwmbach/Aberdare canal road. It is green wedges: the National Police balanced development to reduce controlled expansion to assist in Cynon Valley Local Plan Proposition of the value of the v	ng of population adjacent to site mestic noise in area is not acceptatistics online)  designated 'Green Wedge Are Abernant which provides a result of the cy Context outlines in the Wale pressures and further maintains afeguarding the countryside all (1991-2006) ENVP2-'Green adding more problems of drain alley floors are prone to flooding extensive building works. And	e due to air pollution and noise poleptable to residents in this committee a' which will alter and deprive the purce of outstanding natural beauty 20th century at least. As outlined as Spatial Plan: "An innovated skillin quality of life" and 'Promote restrom encroachment" the land propin Wedges' Number 4. Within these age of water and increasing flooding, especially along river frontages importantly the impact on the abuutting pressure on transport and lo	unity. Respiratory disease id  Space for Living enjoyed by ty where residents walk, use in the RCT LDP including th led area offering a high quali cource efficient settlement pa oosed as an Alternative site for se areas development will or ling by surface water from the where ribbon development if	the third largest killer in V  I local people on the prop for access on foot across e National Assembly Gov ty of life-international yet of tterns to minimise rural la or development is a 'Gree ly be permitted which doe e development —'the topo has occurred'. Also conce	Vales which would be example of the last control of the last control of the government objectives for the distinctively Welsh." Also not take up" and also to Men Wedge site' and is ideal of the last control	entury. The area is a buffer officourse and le local designation of local to to 'Promote more Manage urban form through entified as such in the in nature of the land.

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Rep'n No	Accssn No Date Lodged	Late? Source Ty	pe Mode Sta	atus Modified	TREAT Petition of	EVIDENCE in parts Add	-		Officer	Recommendation	Response
4636.A3			0	M							
Document:				Site: 1100/ASS	022 Crichton F	arm				PEX Session:	
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Item Que	stion				. — — ======			:			Representation Tex

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

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Rep'n No	Accssn No Date Lodged	Late? Sour	ce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FF in parts Add'l SA/SI	— — .	I Officer	Recommendation	Response
4637.A1			0	М						
Document:				Site: 846/ASN	N040 Land at Ci	richton Farm			PEX Sessio	n:
Policy:			Мар:			Issue:				
Summary:										
Item Que	estion									Representation Text
Dar add	elopment for the following rea mage to Health and Well-bein lition of added traffic and dom elopment (source: national sta	g of population	n area is not a							
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#### Rhondda Cynon Taf County Borough Council Local Development Plan

**Representation Text** 

Filtered to show: (All representations)								
Rep'n No Accssn No Date Lodged Late? Sc	ource Type Mode S	Status Modified	TREAT Petition of	EVIDENCE in parts Add'l	-	cil Officer	Recommendation	Response
1637.A2	0	М						
Document:		Site: 856/ASN04	1 Land at Crid	chton Farm			PEX Session:	
Policy:	Мар:			Issue:				

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

Filtered to show:	(All representations)	

Rep'n No	Accssn No Date Lodged	Late? So	ource Type M	lode Status Modified	TREAT Petition of		_	-	HR EVID. N Repr Coun	ncil Officer	Recommendation	Response
4637.A3			0	М								
Document:				Site: 1100/ASS	022 Crichton F	arm					PEX Session:	
Policy:			Мар:				lssue:					
Summary:												
Item Ques	tion			<del></del>								Representation Text

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Rep'n No Accssn No Date Loc	dged Late? Sourc	ce Type Mod	de Status Modified	TREAT Petition of	EVIDENCE NO FR in parts Add'l SA/SE	—	Officer	Recommendation	Response
4638.A1		0	М						
Document:			Site: 846/ASN	040 Land at Cr	richton Farm			PEX Session:	
Policy:		Мар:			Issue:				
Summary:									
Item Question									Representation Text
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Rep'n No - A	Accssn No Date Lodged	Late? Soul	rce Type Mo	de Status Modified	TREAT Petition of	EVIDENCE NO FRT in parts Add'l SA/SE.		icer Recommendation	Response
4638.A2			0	М					
Document:	Site: 856/ASN041 Land at Crichton Farm							PEX Session:	
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- P1. Below consultation with residents in this particular area has been minimal and left to the general public to delve through tons of bureaucracy to gain information. Too little time has been given for residents to make valid representations for exclusion of the site from the plan.
- C2 It does not have regard to National Policy on Green Wedge Land
- C3 It does not have regard to the Wales Spatial Plan

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## Rhondda Cynon Taf County Borough Council Local Development Plan

**Soundness Tests** 

Filtered to show: (All representations)	, ,					•	-		·
Rep'n No Accssn No Date Lodged	Late? Source	e Type Mod	le Status Modifie	TREAT d Petition of	EVIDENCE NO FR in parts Add'l SA/SE	— — .	l Officer F	Recommendation	Response
4638.A3		0	М						
Document:			Site: 1100/A	SS022 Crichton F	arm			PEX Session	n:
Policy:		Мар:			Issue:				
Summary:									·
Item Question									Representation Text
I object to the inclusion of the abordevelopment for the following real Damage to Health and Well-being addition of added traffic and dom development (source: national state of the Irreversible Damage to this of zone between the settlement of A Cwmbach/Aberdare canal roading reen wedges: the National Policibalanced development to reduce controlled expansion to assist in Cynon Valley Local Plan Proposation of the Valley Local Plan Proposation of the Valley Local from tips and expansion to assist in the Cynon Valley Local from tips and expansion to assist in the Cynon Valley Local from tips and expansion to the Valley Local from tips and expansion to the Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and expansion to the Cynon Valley Local from tips and the C	g of population nestic noise in a atistics online) designated 'Great bernant which Generally used by Context outline pressures and safeguarding the latest (1991-2006) dding more properties floors are pextensive building evelopment of the open Nature of	een Wedge A provides a re I for most of t nes in the Wa I further main ne countrysid ENVP2-'Gre oblems of dra rone to flood ng works. Ar	site due to air poll cceptable to resid  Area' which will alt esource of outstan the 20th century at ales Spatial Plan: Itain quality of life' le from encroachneen Wedges' Nunainage of water aning, especially alo ald importantly the it putting pressure continued need for	ution and noise pollents in this commurer and deprive the Siding natural beauty least. As outlined in "An innovated skille and 'Promote resonent" the land proponber 4. Within these and increasing flooding river frontages with mact on the abundon transport and locations.	ution from removal of lar nity. Respiratory disease Space for Living enjoyed where residents walk, un the RCT LDP including darea offering a high quirce efficient settlement used as an Alternative site areas development will ang by surface water from where ribbon development dant wildlife and trees areas authority amenities and authority amenities and	ge amount of mining id the third larges are set for access on the National Assuality of life-international patterns to minimate for development only be permitted the development and plants.	nerals includir st killer in Wa on the propos foot across w sembly Gover ational yet dis nise rural land nt is a 'Green d which does t –'the topogr Also concern	ng coal. Heavy lorries, iles which would be ested site over the last of well worn trails to the gramment objectives for the stinctively Welsh." Also to Wedge site' and is in not prejudice the operaphy and water envirous about polluting streamous and existing estated	machinery and subsequent vacerbated by this  century. The area is a buffer polificourse and the local designation of local to to 'Promote more Manage urban form through dentified as such in the en nature of the land.  comment of Rhondda Cynon ams and rivers while

2 5 Why Incl/Excl of site improves soundness?

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Item Question Reply Soundness Tests

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