

19. Proposals Map

19.1 MAP 3

Objection

DO/51193/1466 JST Developments

Issue

19.1.1 This is whether or not the Proposals Map should be changed to show land allocated for housing off Cwrt Colman Street, Nantymoel.

Conclusions

19.1.2 I conclude in Chapter 6 of this report that there is no need to allocate land in this location for new housing. I shall not therefore recommend a change to the Proposals Map as sought by the objectors.

Recommendation

19.1.3 I recommend that no modification be made.

19.2 MAP 12

Objection

DO/51204/1565 Mr & Mrs James

Issue

19.2.1 This is whether or not the Proposals Map should be changed to show a new housing allocation on land south of Ogmere Vale.

Conclusions

19.2.2 I conclude in Chapter 6 that the land in question should not be allocated for new housing development. I therefore shall not recommend a change to the Proposals Map.

Recommendation

19.2.3 I recommend that no modification be made.

19.3 MAP 21

Objection

DO/51144/1334 Grantchester Plc

Issue

19.3.1 This is whether or not the Proposals Map should be modified to show marginally different boundaries for the Sarn Park allocation under Policies E2(5) and R9(2).

Conclusions

19.3.2 Grantchester Plc observe that the boundary for the proposed development site at Sarn Park in the deposit UDP is different from that shown in the Ogwr Borough Local Plan. Grantchester Plc and the Council agree that the boundary should be more closely related to that shown in the Local Plan, with two small changes. It should omit the Scheduled Ancient Monuments of Three Pillow Mounds on Cefn Hirgoed on the south side. It should be extended westward to be contiguous with the proposed Bryncethin Link. An agreed boundary is shown on Plan 2657/P-05 B.

19.3.3 I conclude in Chapter 7 and in Chapter 9 that land at Sarn Park should not be allocated for new development. I therefore consider that there is no need for the minor alterations which have been agreed. In Chapter 8, I recommend deletion of the Bryncethin Link and Bryncethin Bypass. I conclude that Maps 21 and 22 of the Proposals Map should be altered so as to delete all the allocations under Policies E2(5), R9(2) and T16(6) at Sarn Park.

Recommendation

19.3.4 I recommend that Maps 21 and 22 of the Proposals Map be modified by the deletion of the allocations under E2(5) and R9(2) at Sarn Park, and by the deletion of highway improvement scheme T16(6).

19.4 MAP A7

Objection

PCO/51006/2147 C H Knight & Partners

Issue

19.4.1 This is whether or not the boundary of the landscape conservation area in the vicinity of Tythegston, shown on Map 26 of the Proposals Map, should be amended.

Conclusions

19.4.2 In Chapter 3, I explain my misgivings over the boundary of the special landscape area shown in the PIMS and in the further modification proposed by the Council in its reply to this objector. As Tythegston is a conservation area, where its character and appearance would be protected under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, I see no need for the village to be included in the landscape conservation area. I conclude that the boundary of the landscape conservation area should be amended so as to exclude the conservation area.

Recommendation

19.4.3 I recommend that the modifications shown in the PIMS and in the Council's reply to the objector regarding the boundary of the landscape conservation area around Tythegston should not be made.

19.4.4 I recommend that the boundary of the landscape conservation area in the vicinity of Tythegston shown on Page 26 of the Proposals Map in the deposit UDP be amended so as to exclude land within the Tythegston Conservation Area.