

Vale of Glamorgan Borough Council
COWBRIDGE DISTRICT PLAN

M. Bradshaw

DRAFT PLAN

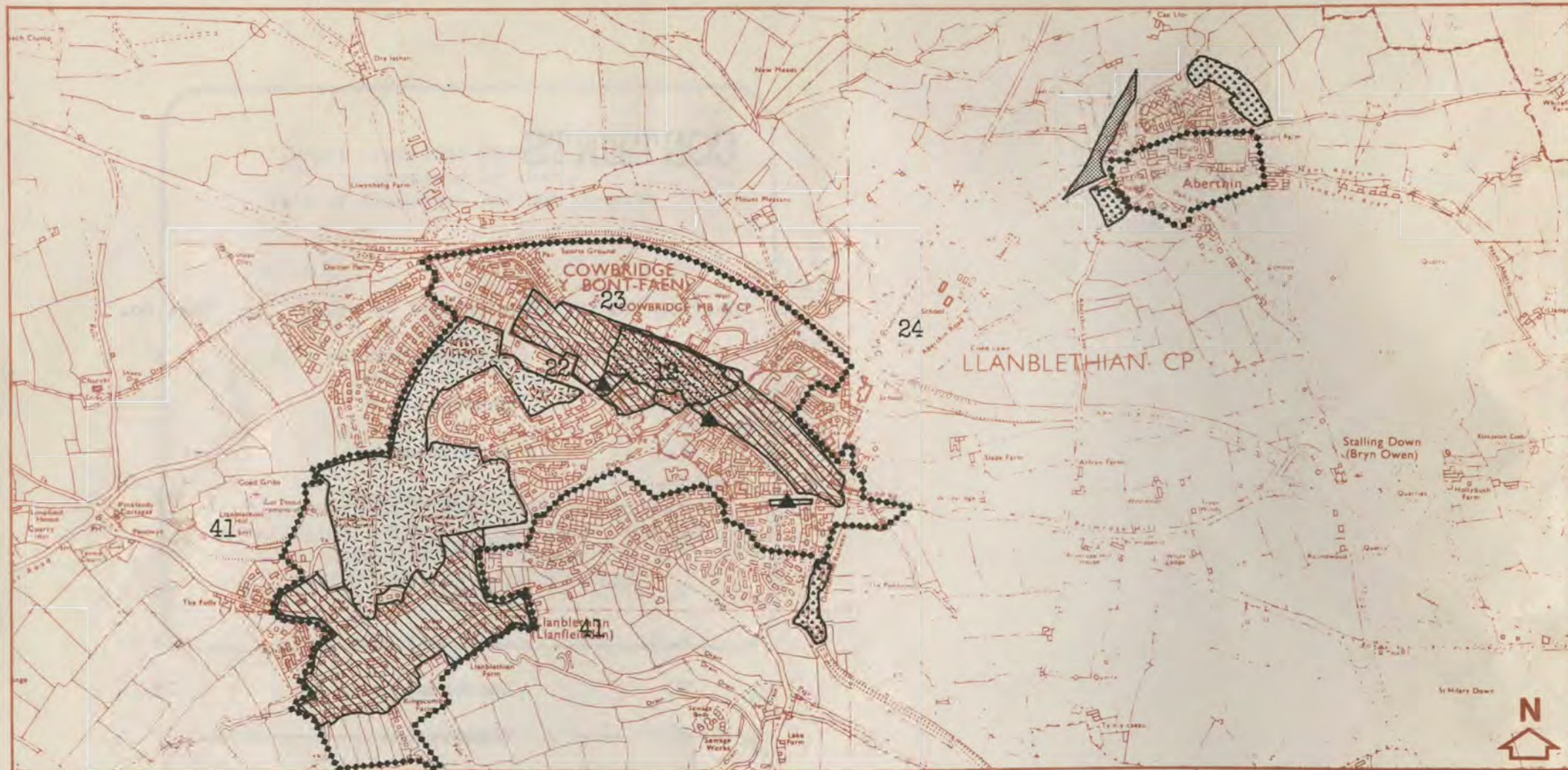


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DRAFT COWBRIDGE
DISTRICT
PLAN

VALE OF GLAMORGAN BOROUGH COUNCIL



HOUSING AREAS
Policies 7, 8, 27.



SPECIAL HOUSING AREAS
Policies 6, 8, 27.



COMMERCIAL CORE
Policies 19, 20.



CONSERVATION AREA
Policies 32 (Aberthyn),
33, 35, 37, 39.



CONSERVATION KEY AREA
Policies 4, 31, 32, 33, 34,
(Cowbridge), 36, (Cowbridge),
38, (Llanblethian).



AREA OF HIGH LANDSCAPE VALUE
Policy 40.



PROPOSED ABERTHYN BY-PASS
Policy 13.

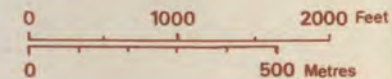
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POLICY RELATING TO SPECIFIC SITE

Plan No. 1

DRAFT COWBRIDGE DISTRICT PLAN
PROPOSALS MAP

Scale



INTRODUCTION

- (i) This booklet begins the third stage of the preparation of the Cowbridge District Plan. It follows the publication of the 'Issues' booklet in March 1980 and the 'Programme' leaflet in January 1980. The Draft Plan is based on survey material and public opinion which is more fully set out in a companion publication "Cowbridge District Plan Information Report". An information leaflet is also available.
- (ii) The purpose of the "Draft Plan" booklet is to set out possible planning policies for the public to comment on. At this stage no policy is fixed. Policies are highlighted as preferred policies, but this indicates no more than that the Council sees these as providing the best answer to a particular issue. The public are to be invited to discuss these policies and to suggest alternatives. The Council will carefully assess the response before finalising policies for the District Plan itself. This is a discussion document, not a policy document.
- (iii) The booklet is subdivided into the same nine sections that were used in the 'Issues' booklet. It has been suggested that the subject of 'Population' (at present considered under 'Housing') should be added, and that 'Offices' should be considered under 'Employment', not 'Shopping'. To enable the links between policy, information, and issues to be clearly traced, however, the organisation of the 'Issues' booklet has been followed. To partially meet the above criticism a comprehensive index has been added at the end of the booklet. This should make it easier to refer to any particular subject.
- (iv) Each section of the booklet begins with a brief statement of the present position regarding that particular subject. This is followed by the preferred policies and proposals. Where necessary a note of explanation comes after each policy.
- (v) Different policies have different purposes. Throughout all nine sections of the plan,

however, runs the clear intention to protect the historic and attractive environment of the Plan area. This is given primary importance because it is considered that the quality of the local environment is both an attraction and a source of enjoyment to both residents and visitors. Although the Council does not intend, nor is it within their power, to prohibit all change over the next ten years it is the Council's wish that change is guided and controlled. In this way it is hoped that the special identity of Cowbridge, Llanblethian and Aberthin will be respected and strengthened.

- (vi) Proposals for development are received continuously by the Local Planning Authority. Some may have significant implications for the policies and proposals of the Draft Plan. Although the Council has no wish to cause unnecessary delay it considers it important that the policies set out in this booklet should not be prejudiced by planning decisions given before the public have had an opportunity to comment.
- (vii) There will be adequate time given after publication of this booklet for a full expression of public opinion. In addition, the Draft Plan will be used as the basis of an exhibition intended to bring the policies and proposals to the notice of as many local people as possible. Representatives of the Planning Department will also be available to explain the Draft Plan to meetings of local groups.
- (viii) Following public participation the Council will review the Draft Plan in the light of the ideas, suggestions for change and objections received from the public. A certificate will be obtained from the County Council indicating that the Plan conforms generally to the provisions of the Structure Plan. Then, as the District Plan, it will be put on deposit for public inspection for a period of not less than six weeks. Providing that there are no relevant objections the Plan may be adopted by the Borough Council as the statutory District Plan for Cowbridge. If, on the other hand, there are objections to policies or proposals in the District Plan a public inquiry can be held into those objections. As a result of the inquiry the Plan may have to be modified before it is adopted.



1. HOUSING

- 1.1 The 1960's and 70's saw the construction of a large number of houses in the Plan area. As a consequence the population doubled, leaving the area with a number of problems.
- 1.2 Considerable damage has been done to the landscape setting and historic character of the older areas by intrusive suburban sprawl. Increased traffic flows have caused difficulties on the narrow lanes within Cowbridge and Llanblethian. The high proportion of 3 and 4 bedroom family housing has led to a lack of housing choice for smaller households.
- 1.3 The question for the future is should the number of houses in the Plan area continue to grow, and if so, how quickly? Of relevance to the answer are the South Glamorgan Structure Plan, the local need for housing, and the general demand for housing.
- 1.4 The Structure Plan strategy for the Vale of Glamorgan is to concentrate housing development around Barry and Penarth. In his letter approving the Structure Plan the Secretary of State noted the need for local plans to identify sites in the Vale of Glamorgan for further housing development under Policy 27. Policy 27 favours limited development - anything from one house to 2ha (5 acres) subject to certain criteria. Those criteria relate to environment, servicing and the scale of existing commitments.
- 1.5 The criterion referring to the scale of existing commitments implies that the District Plan should have a very restrictive policy of land allocation for housing. Although the Structure Plan does not directly state how much land should be released for housing in the Plan area it does estimate the need for housing until 1991 in the rural Vale, which includes the Plan area. That general need has been satisfied by subsequent planning permissions.
- 1.6 There is a local need for housing that comes from the people already living in the Plan area. Children grow up and set up a home of their own, while their parents retire and look for somewhere smaller. Not everyone will want to stay in Cowbridge but some will, and there is a need for housing to give them the freedom of choice.
- 1.7 One of the characteristics of the Plan area is that most of the housing is for families; there are very few one or two bedroom dwellings for smaller households. As housing costs increase this will restrict

choice, with people being unable to pay for housing larger than they need. For social reasons, therefore, it is considered that the range of housing available needs to be widened.

- 1.8 The difficulty is that local need is a comparatively small element of the pressure for housing in the Plan area. It is both numerically limited - new households are only formed at a slow rate - and is restricted by the economic ability to give effect to the need. Most of the pressure for housing comes from external demand.
- 1.9 The Plan area offers an attractive residential environment. It combines a rural setting and historic character with a reasonable level of services and social facilities. It is also within commuting distance of major employment centres. The recent rapid growth of the town has been due to the in-migration of people wanting to enjoy its environment.
- 1.10 Unfortunately, each succeeding wave of development has reduced the quality of the residential environment for people already living in the Plan area. Despite minor compensatory improvements in shopping the historic character of the town and villages and their intimate relationship with the countryside has been weakened by suburban growth. The speculative development of housing for buyers at the peak of their earning power has created the predominance of family housing. A national policy of releasing housing land because of a national housing shortage has led to the approval on appeal of unsuitable development on sensitive sites irrespective of local need.
- 1.11 There is no major local employment base, and, at a time when future energy resources are unpredictable it is considered that further heavy commitment to commuter development is unwise. A random extension of the suburban fringe around the old town and villages would damage their character, reduce the quality of the countryside landscape and consequently would spoil the area for its existing residents. For these reasons the Borough Council does not intend to allocate land to provide for additional in-migration. There is sufficient land already committed for housing, both in the Plan area and in the wider context of the Rural Vale, to provide an adequate choice of housing for people wanting to move into the countryside.
- 1.12 It is not intended, however, that the District Plan should be wholly restrictive. The following policies indicate the allocation of some 10/11 acres of housing land, for special purposes and to widen the range of housing available. It is intended that the rate and type of development should be restricted to

meet only need arising from within the Plan area and its immediate surroundings. The Borough Council will prepare a design brief for each site that is allocated in the District Plan. Although it is not possible to enforce the occupation of new houses by local people only, widening the range of accommodation available will make it easier for local people to stay in the area.

- 1.13 Sometimes, past building rates are considered as a guide for the amount of land that should be released for housing in the future. In the Plan area, however, the past building rates have been high as a result of estate development for commuters. As the policy of the Plan is to cater for primarily local need, past building rates are not considered a determinant of land release.

- 1.14 The land allocated for housing implies the development of more than 110 dwellings. This, taken together with infill sites and the 45 dwellings on sites with planning permission but not yet developed is considered to be a provision that broadly accords with the Structure Plan policy and fulfils the aims of the District Plan to increase housing choice and also protect the environment.

- 1.15 The development of all the available housing sites would imply a population increase in the Plan area of 350-450 by 1991. This can be compared with increases of 665 between 1971 and 1981, and 1,550 between 1961 and 1971.

POLICY 1 *No residential development, other than for agricultural needs, infilling, and the implementation of allocated sites will be permitted.*

- 1.16 The intention of this policy is to control the growth of the area and to protect its countryside setting. Agricultural needs are referred to in Policy 2, infilling in Policies 3 and 4, and allocated sites in Policies 5, 6 and 7.

POLICY 2 *Individual houses in the countryside will only be permitted where necessary for agriculture.*

- 1.17 This is a restatement of the Council's general policy for houses in the countryside, which recognises that there will occasionally be a sound agricultural need for a new dwelling. It is, however, a policy which has been the subject of some abuse. Consequently detailed and convincing evidence will

be required, as will the support of the Welsh Office Agriculture Department, before the exception to the prohibition of housing development in the countryside is made.

POLICY 3 *Within the present urban areas, but outside the key areas of the designated conservation areas, infilling will be permitted where appropriate.*

- 1.18 It is not possible to allocate every site which may be suitable for housing. This policy permits a flexible response to small scale housing applications. Infilling is taken to mean the development of one or two dwellings in an otherwise built up frontage. Whether such development is appropriate will be judged by the relationship to the neighbouring property, accessibility, amenity, and other relevant criteria. For infilling within the key areas see Policy 4.

POLICY 4 *Within the key areas of the designated conservation areas infilling will not be permitted unless it can be shown to preserve or enhance the unique character of those areas.*

- 1.19 Too much recent building in the conservation areas has been commonplace; the special character for which those areas are cherished is threatened. The areas of strongest character have been identified as key areas (Policy 31). To be given consent proposals for infilling in these areas should demonstrate a respect for the traditional style of building and for the particular spatial character of the area.

POLICY 5 *There is a presumption in favour of housing for small households.*

- 1.20 This policy is included to influence the composition of new housing development in order to achieve a better balance of house types available in the Plan area. Small households are defined as one or two person households.



POLICY 6 *Three sites are allocated for the development of special housing. They are:*

- (a) Church Street - 0.9 acres (approximately). Small housing for the aged.*
- (b) The Limes - 0.3 acres (approximately). 1 & 2 person dwellings.*
- (c) Broadway - 0.4 acres (approximately). 1 & 2 person maisonettes.*

- 1.21 The Church Street site is in a very sensitive position in the Conservation Area. Consequently its development will be required to achieve rigorous design, layout and environmental standards. Its use for housing for old people, and possibly the handicapped is suggested by the unequalled advantages of its location next to shopping and social facilities.
- 1.22 Also close to the town centre, the site at The Limes, in private ownership, offers advantages as a location for small retirement houses. The Borough Council will give favourable consideration to a scheme of one or two bedroom dwellings on this site, subject to the achievement of a satisfactory standard of design.
- 1.23 The Broadway site is a County Council depot which may become available in the Plan period. Its physical characteristics create both problems and opportunities which should be carefully considered in the design of a scheme. It is considered that one and two bedroom dwellings are appropriate for the site and would help increase the choice of housing types in the Plan area.

POLICY 7 *Three sites are allocated for general residential development. They are:*

- (a) Court Close, Aberthin - 4½ acres (approximately).*
- (b) Aberthin Lane, Aberthin - 1½ acres (approximately).*
- (c) St. Athan Road, Cowbridge - 3 acres (approximately).*

- 1.24 The site at Court Close is an extension of an existing modern development. It constitutes a rounding off of the village on the north-east side with the new buildings kept below the ridge of the hill to minimise intrusion into the countryside. In keeping with the aim of the Plan to increase local housing choice proposals for the development of the site will be expected to include a range of housing types. Because of difficulties at the junction with Cowbridge

Road it is considered that no development of this site should begin until the Aberthin by-pass has been completed.

- 1.25 The other site at Aberthin should also not be developed until completion of the Aberthin by-pass. Both the possible accesses, to Aberthin Road or Aberthin Lane, could cause traffic problems in the village, unless the by-pass is operating. The site is comparatively secluded, and its development would have a minimum environmental impact. A range of housing types would again be expected.
- 1.26 The site at St. Athan Road has been the subject of a planning application. Its release for development should not pose environmental, social or traffic problems subject to compliance with requirements relating to design and landscape.

POLICY 8 Allocated housing sites will be developed in accord with development briefs to be prepared.

- 1.27 The specific social and environmental purposes of the District Plan can only be achieved if there is a measure of control over the details of housing development in the Plan period. To achieve this control the Borough Council will prepare development briefs for allocated housing sites.

POLICY 9 The Council will monitor both the local and national housing situation.

- 1.28 If the Plan area is to retain any environmental quality at all it is important that appeal decisions do not become again, as they have been in the past, the main instrument for the release of housing land. The Plan area has suffered from considerable areas of unimaginative housing on inappropriate sites approved on appeal irrespective of local need and local policy largely on the grounds of a national shortage of housing.
- 1.29 At the present time the housing market is depressed and pressures for development have lessened. Some organisations, however, have predicted a national housing crisis in the latter half of the 1980's, as the result of current low building rates and decay of the housing stock. In these circumstances, there may be strong national pressure to release housing land.
- 1.30 To prevent unguided, random, and environmentally damaging development the Borough Council intends to

continuously monitor local pressure for development and the changing national situation. If it appears that there is a substantial change of circumstances taking place the Council will re-examine the policies of the District Plan and after necessary public consultation, may amend the Plan accordingly.

require action, such as the designation of sites for light industry or for enhanced leisure facilities, the Council will monitor the situation in order to provide a prompt response.

2. EMPLOYMENT

- 2.1 The Plan area has no particularly significant employment base. The most important sources of local jobs are education, shops and services; more than half of the workforce travel outside the area to work.
- 2.2 It is not possible to establish unemployment statistics for an area as small as the Plan area, but it appears that as yet it is not a significant problem. Nationally, most job losses have been in medium and heavy industry, categories which do not contribute much employment to the Plan area. Some forecasts indicate that large reductions in office and service employment are possible, either as the result of the economic depression or as a consequence of advances in microelectronic technology. This kind of unemployment could have a greater impact on the Plan area.
- 2.3 A revival of personal skills and craft industry is sometimes proposed as an antidote to unemployment. To make provisions for this at this stage, however, would be premature. It is equally possible that the decentralisation of office work made possible by high-technology communications systems may favour small towns with attractive environments, like Cowbridge, and may cause an increase in local employment and prosperity.
- 2.4 The Council can do little through the District Plan to initiate trends in employment. What it can do, and intends to do, is to facilitate proposals that imply the creation of jobs, provided that those proposals respect the quality of the local environment. The following policies express that intention.

POLICY 10 *Proposals which involve the creation of local employment will be considered on their merits. Particular attention will be paid to guiding and controlling development to protect the quality of the environment of the Plan area.*

POLICY 11 *Local unemployment rates and national trends in employment will be monitored.*

- 2.5 Although it is inappropriate to make definite land allocations now, because of present uncertainties, the future directions of employment may become clearer during the Plan period. Since this may



3. COMMUNICATIONS

- 3.1 The Plan area needs good road communications, both for the outflow of commuters and for the inflow of people to shops and services. An above average level of car ownership is a source of congestion in the housing areas of Cowbridge and Llanblethian, while cars also cause environmental and parking problems in the shopping area.
- 3.2 Heavy lorries also contribute to the environmental problems of the shopping area. The limited access to junctions at the eastern and western ends of the by-pass and the lack of a junction on the by-pass with the A4222 to Llantrisant reduce the choice of routes available to drivers and a route through the town often presents the easiest option.
- 3.3 Communications is not only about roads and vehicles. Many people, including the young, the infirm, and members of families where the only car is used for the journey to work, have no access to a car. They must either accept a low level of mobility or use the alternatives of public transport, cycling or walking. By the end of the Plan period, there is also the possibility that telecommunications will have reduced the need for some journeys.
- 3.4 The District Plan can have only limited influence over the future pattern of communications. Much will depend on national trends and developments. Matters affecting the highway network and public transport services are primarily a responsibility of the County Council. Nevertheless the Borough Council can represent the interests of the Plan area to the County Council and suggest priorities for spending. The Borough Council can also guide development which will generate traffic to locations where the extra traffic will not cause further congestion.
- 3.5 The following policies indicate the Council's priorities and aim to achieve more convenient and effective communications within the Plan area, while minimising damage to the environment.

POLICY 12 *In association with the County Council the Borough Council will strive to reduce the conflict between through traffic, buses, on-street car parking, and servicing of commercial vehicles in Cowbridge High Street.*

- 3.6 The limited access to the by-pass influences many vehicles to take the direct route through the Town Centre even when the by-pass could be used. This problem, and the increasing traffic flow of recent years, combines to create conditions which are inconvenient and hazardous to both drivers and pedestrians.
- 3.7 South Glamorgan County Council will be encouraged to investigate measures to minimise the number of vehicles, especially lorries, travelling through the town. A monitoring exercise of the origins and destinations of such flows, and trends in such flows, etc., will allow specific policies to be developed to meet the problems of the area.
- 3.8 As it is neither economically justifiable nor environmentally desirable to undertake major road improvements, it is considered that the existing traffic problems at the worst points should not be exacerbated by traffic from new developments.
- 3.9 The roads and junctions on which extra traffic is undesirable include areas outside High Street. They are:-
- (1) Southgate
 - (2) The Butts
 - (3) The Limes
 - (4) Broadway
 - (5) The Church Road/B4270 Junction
 - (6) Downs View/A4222 Junction, Aberthyn
 - (7) Llanquian Road/A4222 Junction, Aberthyn
- The last two junctions mentioned are constrained primarily by the traffic on the main road, and could take additional traffic after the completion of the Aberthyn by-pass.
- 3.10 In particular, proposals for commercial development in High Street, Westgate or Eastgate will be especially subjected to rigorous analysis. It is unlikely that large commercial developments will be proposed for the Town Centre, and it is improbable that they could comply with policies relating to the preservation or enhancement of the historic character. Nevertheless it is necessary to indicate that increased flows of traffic for shoppers and for servicing could not be accommodated without inconvenience to existing traffic and adverse effects on the environment.
- 3.11 Proposals for any development in the Plan area will normally be required to fulfil the parking standards contained in "Parking Guidelines", produced by the "Standing Conference on Regional Planning in South Wales". A degree of flexibility in application of standards may be allowed particularly in the

Conservation Area if a strict interpretation could seriously conflict with the preservation of the historic character.

POLICY 13 *The route of the Aberthin by-pass will be safeguarded.*

- 3.12 In recent years traffic flows through the village have caused environmental problems. The early completion of the by-pass currently scheduled for 1982/83 is an essential element in the Plan as it will improve the quality of life in the centre of the village, remove traffic hazards and enable access to be achieved to proposed housing areas (see Policy 7). The Borough Council will press the County Council to ensure that the current programming will be maintained.

POLICY 14 *In association with the County Council measures to undertake an improvement in the availability and usage of the off-street car parking facilities will be implemented.*

- 3.13 Following the completion of the extension to the Town Hall car park, the effect of the additional 136 spaces on car parking in the centre will be closely monitored with a view to encouraging South Glamorgan County Council to take additional measures to further improve car parking.

- 3.14 A strategy of providing short term off-street parking is seen as the best approach to the problem of the town and such measures could comprise:

- (a) An extension to the surfaced area of the Town Wall car park and the marking out of additional spaces.
- (b) The introduction of a charging system for off-street car parking at a rate which will deter long stay commuter car parking within the day, and increase usage of space.

POLICY 15 *In association with the County Council measures to promote a better turnover in the use of on-street car parking spaces and to allow easier servicing of commercial premises will be undertaken.*

- 3.15 In conjunction with Policy 14, the Borough Council will encourage the rationalisation of on-street parking so as to achieve these policy aims.



3.16 Such measures could comprise:

- (a) Restriction of on-street parking in the High Street between 0800 and 1800 hours to half hour instead of one hour.
- (b) Removal of general on-street parking from the north side of High Street between numbers 35 to 45 during weekday mornings.
- (c) Provision of additional space for disabled drivers on the north side of High Street.

POLICY 16 *The basic network and level of bus services in the Cowbridge area will be maintained.*

3.17 Although there is a high level of car ownership in the Cowbridge area, the concentration of shops and other services in the town requires an adequate service by public transport to provide for the non-car owner or user. Within the basic network of bus services there may be scope for changing routes and frequencies to improve or rationalise services. The village bus service (the "butterfly" buses) has been a successful example of an extension to the local bus service. Other possible extensions such as Sunday or evening services will be investigated as part of this policy. Other methods of enhancing bus patronage are continually being investigated by the bus operators. These include lower off-peak fares, "evening-riders" and "through-booking".

POLICY 17 *Bus passenger waiting facilities in the Cowbridge area will be improved.*

3.18 The resiting of the village bus service terminal to a lay-by behind the Town Hall and the provision of a shelter will improve the position regarding alighting from and waiting for this service. Other improvements for passengers could be additional bus stops and shelters, if usage justifies such provision, and the display of adequate information as to the timing of services at bus stops.

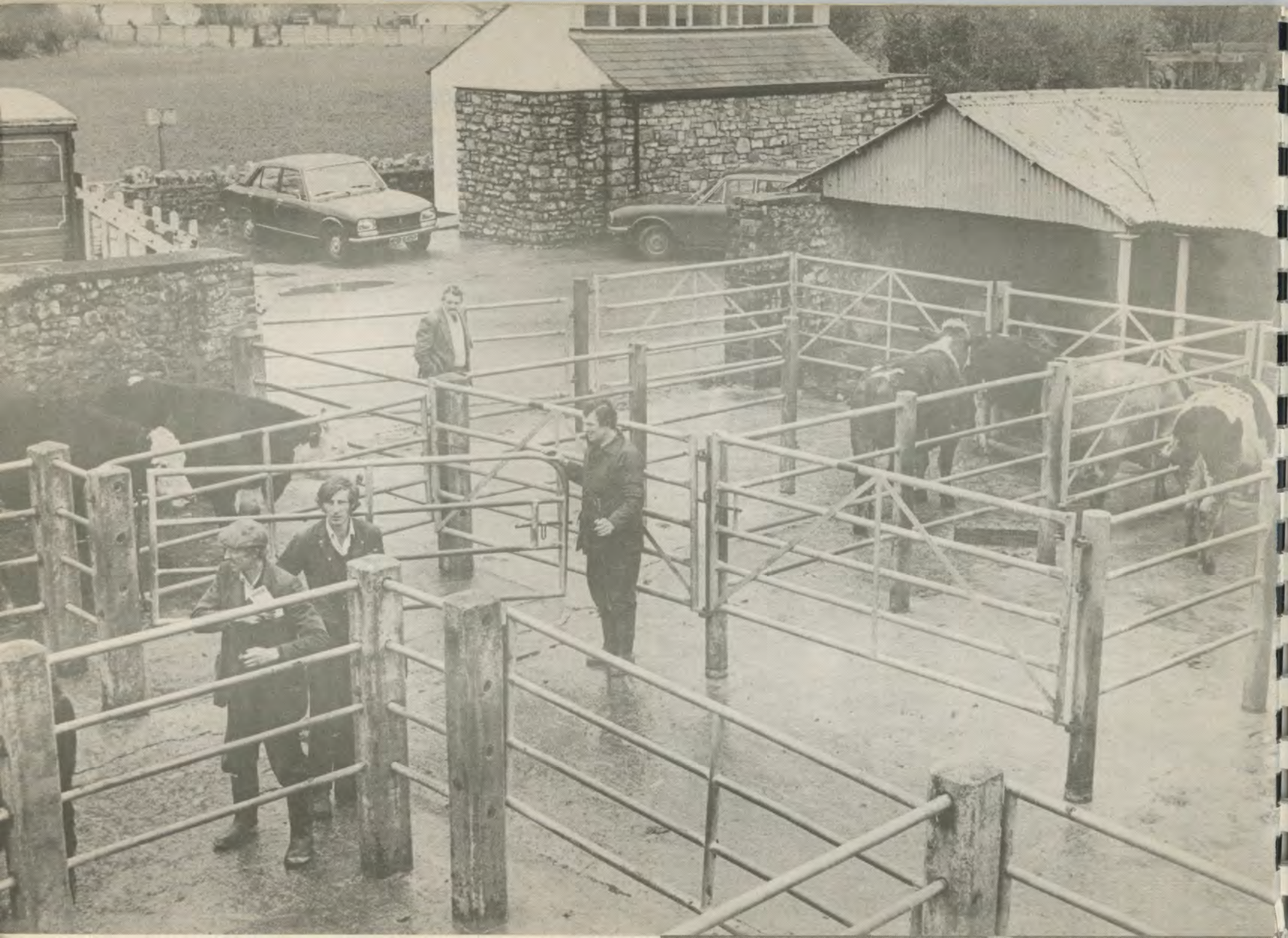
POLICY 18 *Footpath access between the major residential areas, the commercial centre and recreational facilities in the Plan area will be safeguarded and improved.*

3.19 The policy is intended, over time, to provide all weather paths (where appropriate) that can be used by a person pushing a pram to reach the town centre. They would also be a recreational asset linking up

with Countryside paths (Policy 42) and to open space provision in the Town (Policy 26).

3.20 Many present shopping or social trips either mean walking on narrow lanes with no footway or taking a car and facing problems of parking in the centre. Footpaths, separated where possible from the road system, would offer a pleasant and safer alternative.

3.21 It is the intention that, where a new or improved footpath offers a more direct or more level route than the road, it should also be made available to cyclists.



4. SHOPPING

4.1 There are now almost four times as many shops as there were in 1961. In the same time the population has only doubled. Little pressure for new shopping developments is expected in the Plan period, since only a gradual population increase is intended, and there are few favourable forecasts for the future of the national economy. The weakness of the economy is also expected to dissuade the establishment of new offices in the town. This is an expectation which may be confounded by the dispersal effects of improved telecommunications, but it is as yet too early to predict what results, if any, may come from this aspect of new technology. Accordingly no land is allocated at this time for commercial uses.

4.2 It is intended instead that such investment in shops and offices that there is should be guided into the conservation of the fabric and character of the historic centre of Cowbridge, where the great majority of commercial premises are located. Firms already located in the Conservation Area receive a commercial return from the quality of the environment which helps attract their customers.

4.3 Pedestrianisation of the shopping area was raised as an issue. Unfortunately, the absence of a satisfactory alternative to the main road through the town or to the means of making deliveries to the shops makes pedestrianisation impractical. The Borough Council, however, considers that if there is any conflict between improving traffic flow through High Street and pedestrian safety, the needs of the pedestrian must take priority.

POLICY 19 *Proposals for commercial development within a defined commercial core (see Plan 1) will be considered more favourably than those outside the commercial core.*

4.4 The commercial core includes most of the existing shops and offices. It also approximates to the area of strongest historical and architectural character. It is the intention of the policy to focus commercial investment on this area with the aim of maintaining its fabric and character. Opportunities include the use of upper floors and development in depth. Development in the commercial core will be required to accord with policies relating to the Cowbridge Conservation Area key area as set out in Section 7.

4.5 Proposals for development outside the commercial core will be considered on their merits but will be assessed with regard to the availability of sites or premises in the core area.

POLICY 20 *Proposals for small scale office development will be considered favourably subject to the achievement of relevant environmental and conservation criteria.*

4.6 Small scale office development can contribute to local employment. It can also provide a use for the upper floors of historic buildings in the Conservation Area, giving an economic justification for their preservation. It is not the intention to discourage developments that can entail these benefits. It must be remembered, however, that offices need car parking (see Policy 10), and may involve structural alteration and extension of old buildings which, if not well designed, may damage their character and appearance, (see Policy 31). Also, certain office uses which displace shops can reduce the attractiveness of a shopping area to the disadvantage both of the office and existing shops.

POLICY 21 *Proposals for development on North Road, and between High Street and North Road, will be considered in the light of:*

- (a) *traffic generation and,*
- (b) *the protection and enhancement of the existing character.*

4.7 North Road has experienced pressure for residential, commercial and small business development in recent years which has threatened the historic character of the Road and its relationship to the fields to the north. Overflow uses from the activities in High Street have invaded these fields in the form of car parking areas and storage areas.

4.8 It is not intended that North Road should be subject to improvement during the plan period. The junctions with High Street, and the bends in North Road itself are constraints which cannot be overcome except at considerable financial and environmental cost. These costs are not economically justifiable. Consequently North Road is not an appropriate location for major traffic generating uses, and its use for increased rear servicing access to the shops on High Street will not be encouraged.

4.9 As part of the Conservation Area key area the character of North Road is an important factor. The

slightly unkempt rural appearance of the lane is part of that character. It should not be 'improved' by widening, straightening or the provision of footways or kerbs. Historical character is given by the rhythm of outbuildings on the south side of the lane, a rhythm which is determined by the width of the burgage plots dating back to the 13th Century foundation of the town. New buildings should not disrupt this pattern by the creation of wide frontages across several plots uninterrupted in visual terms.

- 4.10 To the north of North Road the extension of existing and committed development will be resisted to prevent the complete loss of the relationship between town and countryside. As part of the protection of the lane's character the stone walling defining the northern boundary should be retained.

POLICY 22 *The operation and continuation of the agricultural market is supported.*

- 4.11 This is an affirmation of the Council's support for the market, both for its contribution to the economy of Cowbridge and for its value to the town's tradition. Subject to the environmental constraints of the Conservation Area, proposals for necessary developments will normally be given favourable consideration. The Council will also consider ways of improving the appearance of the market.



5. LEISURE

5.1 Leisure pursuits are of major interest in the Plan area, particularly as the population contains a high proportion of the type of persons who tend to participate in recreational activities. However the ability to actively pursue certain sports or other leisure-time activities is hampered by limited access to or availability of the necessary facilities.

5.2 Facilities for outdoor sports are currently provided by Cowbridge Athletic Club - a private organisation. There are no public playing fields in the Plan area though the Comprehensive School does make some of its pitches available to local teams, but current demand for pitches far outstrips supply. Areas of informal open space are in more plentiful supply but the existing children's play areas and the large expanses of common land are not ideally located for some of the population. A demand also exists for allotment land for currently there are only five plots available in the Plan area.

5.3 There is also a reliance on private organisations or the local schools for indoor leisure facilities, but even the Comprehensive School is unable to provide a large meeting hall for the local population because its constituent buildings are not located on a single campus.

POLICY 23 The Borough Council will provide public playing fields at Bear Field.

5.4 The provision of playing fields to overcome the inadequate situation existing for outdoor team sports is regarded as a priority. Current demand indicates that three additional pitches are needed requiring approximately 6.75 acres of land, which includes an allowance for ancillary facilities such as changing rooms and car parking. The Borough Council has already granted planning permission for the use of Bear Field as playing fields, and intends to initially purchase 3.73 acres of the land adjoining the Cowbridge Athletic Club's playing field for this purpose. Incremental acquisition of the area for playing fields will permit the Council to monitor the need for an additional pitch in line with demand. Development adjacent to the Athletic Club will also enable facilities to be concentrated in one location, and the provision of an access road

from The Broad Shoard to Bear Field could also facilitate the provision of a bowling green on land controlled by the Athletic Club.

POLICY 24 In association with the County Council the Borough Council will pursue the provision of indoor leisure facilities on land at the Comprehensive School, Aberthyn Road.

5.5 There is a strong demand in the Plan area for indoor leisure facilities, and especially for a sports hall and meeting place. The Borough Council is currently considering the provision of a sports hall on land at the Comprehensive School, Aberthyn Road.

5.6 Although there is also strong demand for an indoor swimming pool in the area the cost of providing and running such a facility is not justified by the catchment population. It is considered that a sports hall would provide greater benefit at lower cost.

POLICY 25 The Borough Council will provide two acres of land to meet the expected demand for allotment use in the Plan period.

5.7 An analysis of the Community Councils' waiting lists reveals a current demand for 24 plots after allowing for the proposed development of 21 plots at Cae Rex. At a reasonable standard of 14 plots to the acre, this would necessitate an additional 1.7 acres of land.

5.8 The Borough Council will investigate sites to provide two acres of land for allotments. This provision would allow a margin of spare capacity and makes an allowance for the small average size of the proposed allotment plots at Cae Rex.

POLICY 26 The Borough Council will seek to establish a pattern of informal public open space within easy reach of the main residential areas.

5.9 The high proportion of children in the total population, and the popularity of the area as a retirement location, favours the provision of small areas for sitting out, children's playgrounds and kickabout areas. Unfortunately several parts of the Plan area lie outside a reasonable walking distance from existing facilities.

5.10 The Borough Council plans to provide 0.5 acres of informal open space at Millfield Park, and the Llanblethian Community Council plans to develop 1.5 acres behind Great House. These plans should be firmly pursued and it is recommended that a combined park and play area should be provided at Great House. At Millfield Park and Brookfield Park it is recommended that play equipment be provided.

5.11 These proposals would leave only the area of the West Village outside a reasonable catchment of informal open space provision. 400 metres has been utilised as the catchment area from these facilities to define a reasonable walking distance. Thus it is recommended that some 0.5 acres of land should be allocated at Bowman's Well to meet the needs of the immediate area. This attractive area forms part of one of the Town's green wedges, and is easily accessible along one of the popular public footpaths in the area. It is recommended that it be developed as an equipped children's play area and a sitting out area.

POLICY 27 *Where appropriate, within new areas of housing, it will be required to provide safe pedestrian access to existing informal open space or to include such space in the site layout.*

5.12 The need to safeguard and improve pedestrian access between recreation facilities and residential areas is emphasised in Policy 18. New residential developments will also need to ensure that enough open space is provided within the layout and/or access is ensured to areas of open space within whose catchment areas the proposal lies. Exceptions will be made to this policy by reason of the small size of the proposal, or the need for special purpose housing.

POLICY 28 *In association with local organisations the Borough Council will investigate the production of a "Town Trail".*

5.13 The Plan Area contains a wealth of interesting buildings and attractive scenery. It is considered that the production of a leaflet which shows a circular route around the major features of interest will be of educational interest and enhance the area's potential as a tourist centre.

5.14 The Vale of Glamorgan could become an increasingly important recreational resource as the motorway network improves regional accessibility and domestic

tourism rises. Cowbridge would become a natural centre for such visitors.

5.15 Cowbridge (along with Llantwit Major) is listed by the Council for British Archaeology as an area requiring careful treatment because of its historic qualities. These could be exploited by a trail to also include the recreational loops that exist or could be developed in the local footpath system. Thus the general recreational potential of a river walk, and the disused railway, will be investigated and, where appropriate, combined into such a "Town Trail".

6. COMMUNITY SERVICES

unfortunately, impossible for such a contribution to be made at the present time, but should national circumstances change, Policy 30 should achieve benefits for both community and conservation, and will supplement the finance available from the County Council and the Welsh Office.

- 6.1 The effect of current national economic policies is to discourage the public provision of community services. Despite this, the Plan area remains relatively well provided. There are good library, health, adult education, and youth facilities, while the fire, police and ambulance services are all provided in Cowbridge. The schools are considered adequate for the present and anticipated need. Care for old people, and other social services are more limited but this seems to be due more to a lack of demand rather than inadequacy of provision. There are a number of halls and rooms available for the many clubs, societies and voluntary groups in the Plan area, although as yet there is no hall large enough to take an audience of more than 200. Current proposals for a school site recreation hall at the Aberthin Road may overcome this latter problem. Other problems include the maintenance of some buildings used for community purposes, and the difficulty of access to some facilities not in the town.

POLICY 29 *Cowbridge is identified as a key service centre for the majority of the rural Vale.*

- 6.2 It is considered important that the existing community services in the Plan area should be maintained, not just for the immediate population but also for those living in the rural areas surrounding the town. The Borough Council will do what it can within the expenditure limitations set at national level to maintain its service within the town, and it requests the other bodies responsible for community services to do likewise.

POLICY 30 *At such time as the Council is able to consider making contributions to the costs of the repair of buildings of architectural or historic interest priority will be given to those buildings in community use.*

- 6.3 Some buildings of architectural or historic interest in the Conservation Areas are in community use. Since this typically provides a low revenue, the maintenance of the buildings is a problem. The Local Authorities (Historic Buildings) Act 1962 enabled the Borough Council to contribute to the costs of repair of historic buildings. It is,



7. CONSERVATION

- 7.1 Parts of the Plan area, in Cowbridge, Llanblethian and Aberthin are of special architectural and historic interest and have been designated conservation areas. Their present day character largely derives from 18th Century prosperity and the subsequent slow pace of change after 1850 when the town was by-passed by the Cardiff to Swansea railway.
- 7.2 In recent years new housing estates and increased commercial activity have quickened the pace of change. New uses, new buildings, and new styles of building have been introduced. Historic character in the Plan area is under threat.
- 7.3 Change cannot be prevented. If, however, historic character is to be protected and enhanced, change must be controlled and guided, especially in those parts of the Plan area that are of greatest architectural and historic interest. This is the aim of the following policies.

POLICY 31 *Within the designated Cowbridge with Llanblethian Conservation Area protection and enhancement measures will be concentrated on two key areas defined on the accompanying plan (Plan No. 1).*

- 7.4 There are two reasons for concentrating protection and enhancement measures. The first is to achieve the best use of scarce resources. More can be done to strengthen the character of the conservation area if effort is directed to those parts which have the greatest architectural and historic interest.
- 7.5 The second reason is that definition of key areas focuses attention on the specific local identity. This is most important in the Cowbridge with Llanblethian Conservation Area, since Cowbridge and Llanblethian have different characters.
- 7.6 The factors used in identifying key areas are as follows:- the historical development of the settlements; the age of buildings; the location of listed buildings; and the character of spaces between buildings.
- 7.7 The Aberthin Conservation Area and the Cowbridge with Llanblethian Conservation Area outside the key areas will be subject to a less demanding policy of

protection and will be given a lower priority for enhancement. This reflects the lesser architectural and historic interest of these areas. Apart from the effect on proposals for enhancement of character the main results will be a less strong presumption against infilling (see Housing Policy No. 4), and less involvement by the Local Authority in the design of new buildings. This does not imply that the Council is weakening in its resolve to prevent development on open areas essential to the appearance of the town and to protect the setting of the key areas, (see Policy 40).

POLICY 32 *Planning permission will not be given for new buildings in the Cowbridge and Llanblethian key areas and Aberthin Conservation Area, unless supported by details of elevations and materials. Developers are encouraged to discuss proposals with the Borough Council at an early stage in design.*

- 7.8 The acceptability of a proposal in an environmentally sensitive area can depend on the quality of its design. Consequently an indication of the appearance, siting and materials of a proposed building will usually be requested. To prevent unnecessary work and expense, however, detailed plans may not be required where there are policy reasons for refusal.
- 7.9 Time can also be saved by discussions with the Borough Council preferably before a full set of drawings have been finalised.

POLICY 33 *A high standard of design will be required for new building in the Conservation Areas. In the key areas no new building will be acceptable unless it enhances the existing character.*

- 7.10 In the Conservation Areas new buildings should harmonise with those that already exist. Attention will be paid to their scale, materials, details and siting. In the key areas close conformity to the historic building character will be required. Guides to the local characteristics of design in each of the key areas will be prepared by the Borough Council.
- 7.11 Standards in the future will be expected to be much higher than in the past. More attention should be paid to details. Innovative design of exceptional quality is not precluded, but architectural

experiment will rarely be compatible with the protection and enhancement of existing historic character. Designs that merely conform to the fashion of the moment will be resisted.

POLICY 34 *Application will be made to the Secretary of State for Wales for an Article 4 direction covering the Cowbridge key area. Such a direction would bring the alteration of windows and changes to the front elevation of the buildings under planning control.*

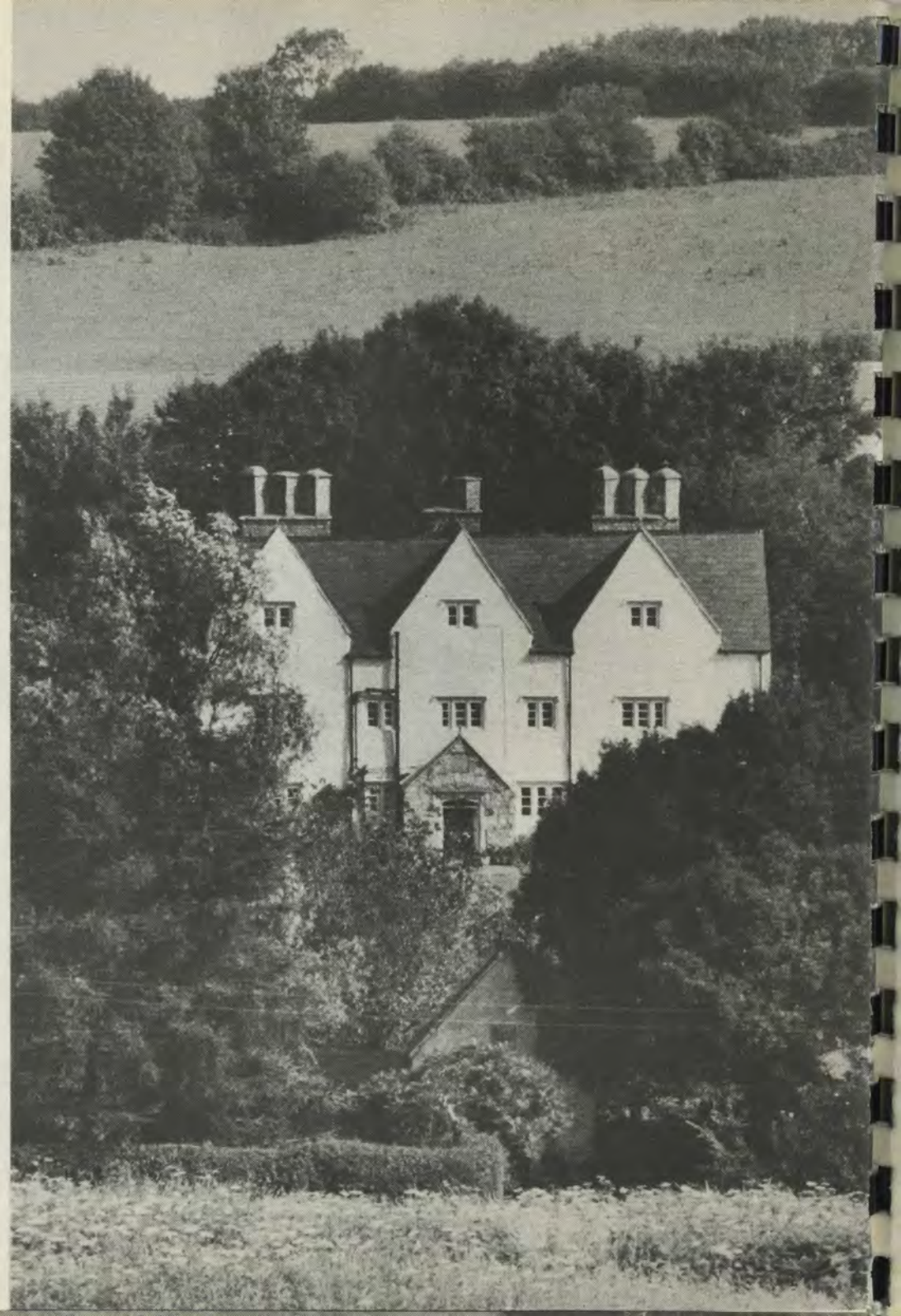
- 7.12 No planning permission is required at present for these alterations to unlisted houses, yet the changes can substantially affect the character of old buildings and of the conservation area itself. The proposed direction is limited to the Cowbridge key area since this part of the conservation area is the most dependent on the harmony between neighbouring buildings.

POLICY 35 *The partial or total removal of render finishes from existing buildings built of random rubble stone, the use of random rubble stone as decoration on new buildings, and the use of modern casement windows subdivided into small panes will be resisted.*

- 7.13 The damage currently being caused to the character of the conservation areas by these inappropriate aspects of modern building fashion warrant this policy. Applications for new buildings, or for alterations to listed buildings or other buildings in the Cowbridge key area which feature these details will not be considered favourably.

POLICY 36 *In the Cowbridge key area permission for new shop fronts or alterations to existing shop fronts will be given only if the proposals are appropriate in scale and are of a design sympathetic to the existing historic character.*

- 7.14 The Cowbridge key area is dominated by commercial uses. Consequently shop fronts are an important element of its character. Improving the collective quality of shop fronts is therefore a way of enhancing local identity. New or replacement shop fronts should not be too wide or too high. A strong horizontal emphasis is both unsuited to the pedestrian



environment and is unrelated to the established rhythm of the street. Shop fronts and their associated advertising should hide as little as possible of the original architectural detail and character of the building. It is intended to vigorously oppose the fashion for bogus, poorly detailed 'Georgian' shop windows and to encourage instead more thoughtful shop front design.

POLICY 37 *In both Conservation Areas advertisements will be subject to careful control. Those requiring 'express' planning consent will only be permitted if they are appropriately sited and designed.*

- 7.15 Shops and offices must advertise themselves to attract business. Unrestricted competition, however, between ever brighter and larger fascias, hanging signs and poster displays would swamp the historic character. To maintain and strengthen that character it is intended to guide advertising so that it both meets commercial needs and creates a pleasing harmony in the street scene. Traditional materials, methods, and styles will be favoured; modern plastics in garish colours and internally illuminated box fascia and projecting signs will be discouraged.

POLICY 38 *The existing pattern of narrow walled lanes in the Llanblethian key area will be maintained.*

- 7.16 The twisting lanes in Llanblethian are an essential part of its character. Unfortunately they are not convenient for the present high level of car ownership in the area. Proposals for road widening, however, whether part of a highway scheme or in the form of individual lay-bys for new or existing houses are environmentally unsuitable and will be resisted.

POLICY 39 *In both Conservation Areas schemes to advance local public interest in and understanding of the historic character will be encouraged.*

- 7.17 Regulatory policies can only be a part of conservation. As much, or more, can be achieved by the day to day care shown by local people for the area in which they live. For that care to be effective there needs to be a general understanding of the architectural and historic elements of the local character.

- 7.18 As well as its own publication on local building character the Council will give its support to any sympathetic interpretive material produced by other bodies.



8. COUNTRYSIDE

- 8.1 Countryside forms the larger part of the Plan area. It is important as an agricultural and a recreational resource and as a major contributor to the character and environment of the built up area.
- 8.2 In recent years the countryside has come under various pressures. Modern farming practices have resulted in the felling of copses and removal of hedgerows, although so far only on a small scale. Recreational use of the countryside has increased, although there seems to have been little conflict with farming. There is some evidence of the conflict between recreation and environment, however, shown by the number of people driving on Stalling Down Common.
- 8.3 The greatest and most damaging pressure for change in the countryside comes not from agriculture or recreation but from the expansion of housing in the Plan area. Several recent housing estates have been built in most unfortunate locations, causing considerable damage to the landscape. In addition there are always proposals for isolated dwellings outside the existing town and villages. If conceded, these proposals could cumulatively lead to a countryside disfigured with bungalows and houses.
- 8.4 The following policies aim to prevent inappropriate development in the most sensitive areas. It is also intended that the recreational value of the countryside should be realised while conflicts with agriculture and landscape are minimised.

POLICY 40 *Development will not be permitted on the area of high landscape importance identified on Plan 1.*

- 8.5 Application will be made to the Secretary of State for the approval of an Article 4 direction restricting agricultural development permitted by the General Development Order. It is one of the aims of housing policy to guide the growth of the Plan area to locations where the adverse effects on the countryside will be minimised. Housing development outside the allocated areas is precluded by Policy 1. It is necessary, however, to draw attention to one part of the countryside which is under pressure for development and yet which is of major importance to the character of the Plan area. It is intended that this land be protected from development in perpetuity.

- 8.6 The fields north of Llanblethian, along the valley of the Thaw to Constitution Hill, with a finger of countryside pointing up towards Westgate and separating the suburbs west and south of Cowbridge, are of outstanding landscape significance. This is an open area that can be seen from numerous viewpoints and which is crossed by well used footpaths. It is intrinsically valuable as countryside landscape, it acts as a rural foil to the developed area, it provides a setting for St. Quintin's Castle, and it separates areas of housing which otherwise threaten to coalesce into a barren and characterless suburb. It is the Council's considered opinion that the continuance of an open rural character to these fields is a primary purpose of the District Plan policies.
- 8.7 It is intended that the fields should remain as grazing land, or should be used for purposes that do not alter their open rural character. As they are presently in agricultural use some developments are permitted by the General Development Order, which would frustrate that intention. In order to avoid this problem an Article 4 direction will be sought, the effect of which will be to bring such developments under planning control.

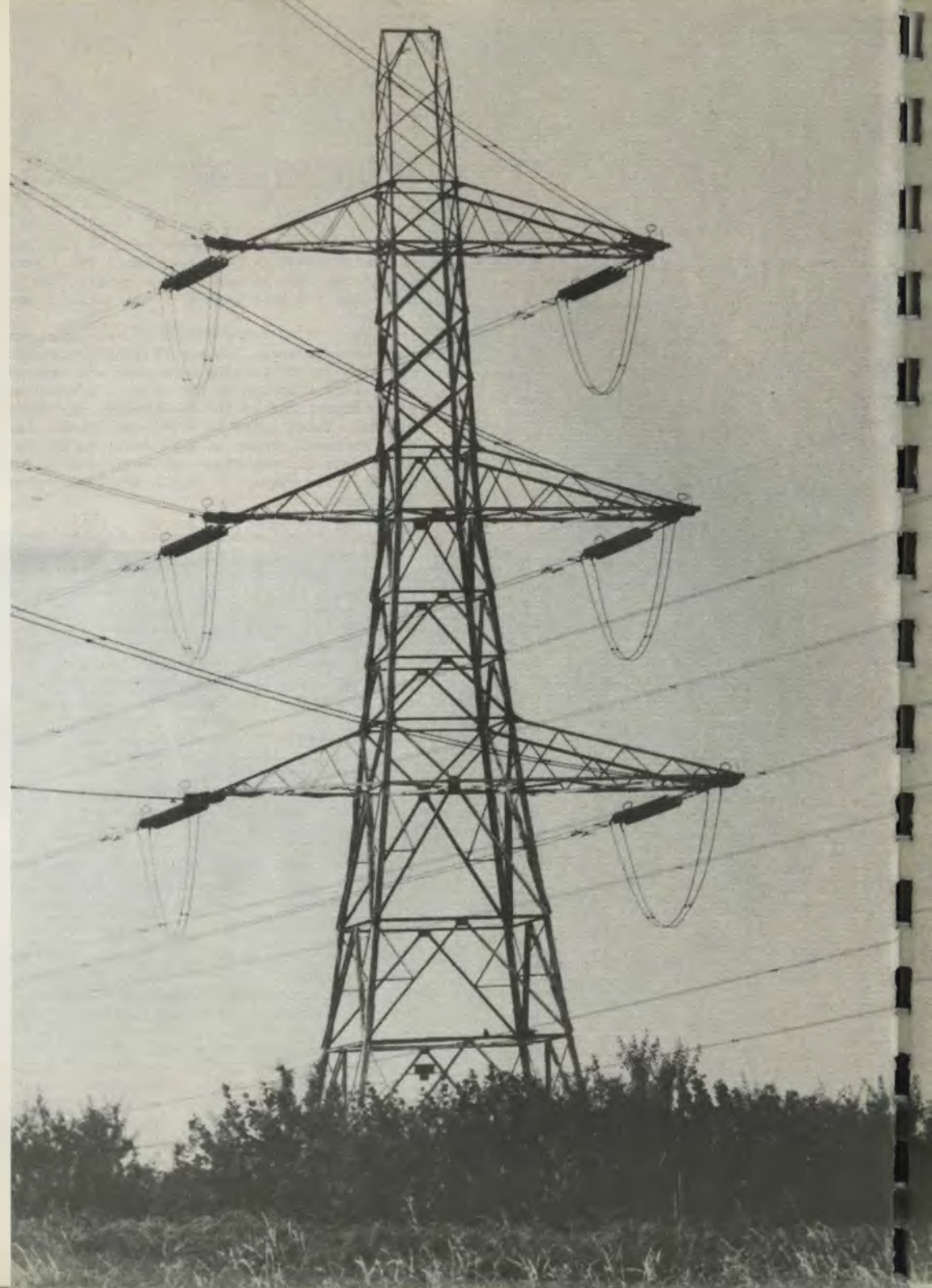
POLICY 41 *Land to the south and west of Cowbridge and Llanblethian will be protected from development which would detract from its rural character and landscape quality.*

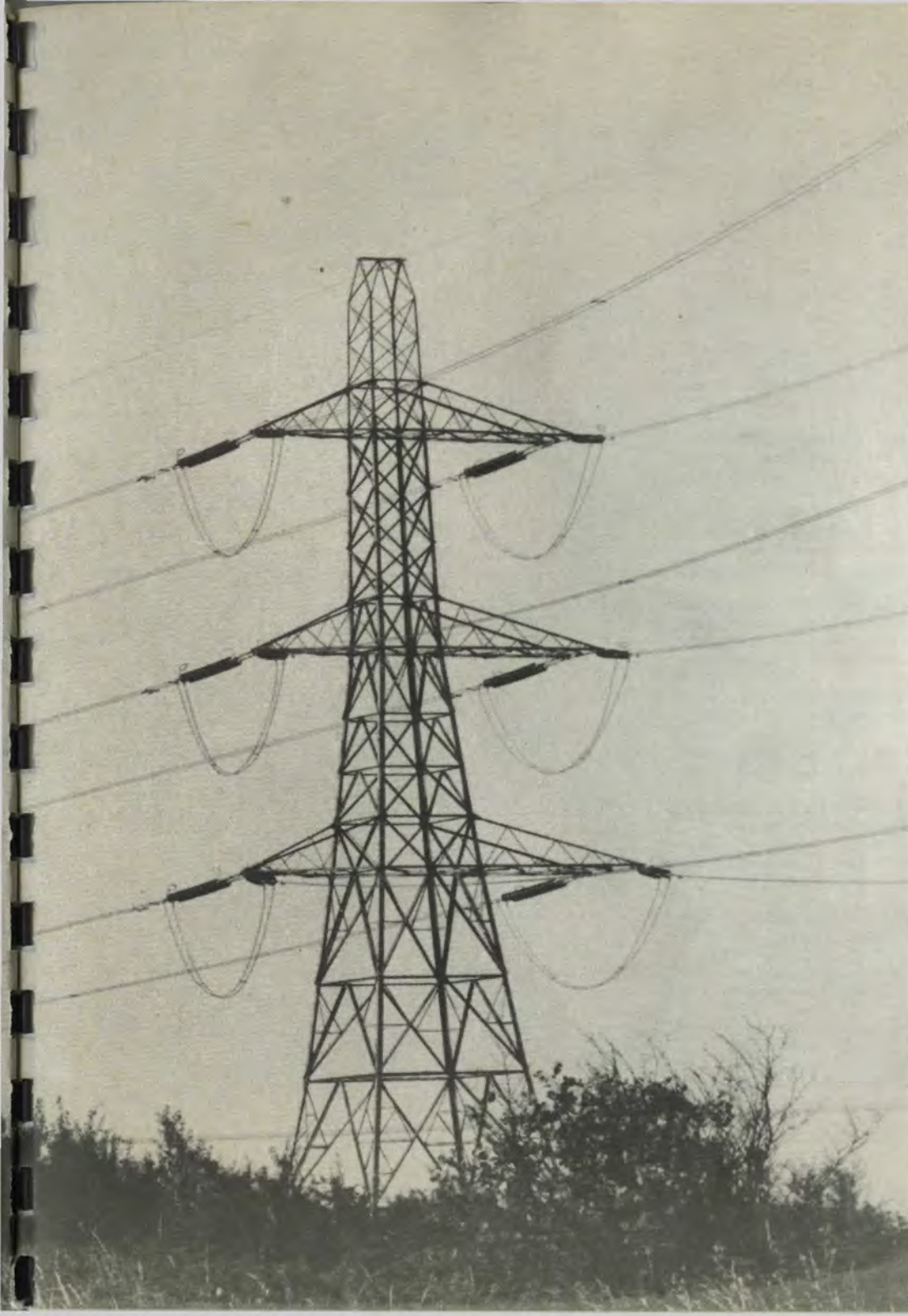
- 8.8 The Valley of the Thaw to the south of Cowbridge is identified in the Structure Plan as of significant landscape quality. Despite some unattractive suburban sprawl over the ridge at Brookfield Park, and the sewage plant in the valley bottom, the landscape is still considered worthy of special protection. Further towards Llanblethian, and to the west of Cowbridge the landscape is equally important, and is enhanced by historic features. It is the intention of the Borough Council to ensure that development will be guided away from these areas to less environmentally sensitive sites.

POLICY 42 *The recreational potential of the countryside will be enhanced by measures including the following:-*

- (a) *amendments to the network of footpaths and bridleways;*
- (b) *better management of the common land.*

- 8.9 For the people of the Plan area the countryside offers many opportunities for informal recreation. It is intended that countryside activities like walking, riding and picnicking should be made as easy and attractive as possible within the constraints of farming.
- 8.10 Accordingly, the Borough Council will try, in negotiation with landowners and the County Council, to reshape the network of footpaths and bridleways and to improve waymarking. The existing pattern of rights-of-way reflects the farming history of the area, with footpaths having the primary purpose of giving access to the fields. Current recreational needs are for paths that allow circular routes from convenient starting points. These routes can often be achieved by minor modifications to the existing rights-of-way.
- 8.11 A footpath network is of limited use unless the paths are kept open and are adequately signposted. This is another aim of the negotiations. Improved signposting can help to minimise conflict between walkers and the landowners since trespass is minimised if people have less chance of getting lost.
- 8.12 The common land is a major recreational asset, yet both Llanblethian Hill Down and Stalling and St. Hilary Downs have limitations which could be reduced by better management. An excessive growth of bracken on St. Hilary Down and Llanblethian Hill Down diminishes their recreation potential in the summer and autumn. The summit of Stalling Down is often covered in parked cars and is sometimes used for unofficial driving practice. Both Commons are owned by the Borough Council who therefore have some scope for action to improve matters, despite the legal restrictions on common land.





9. UTILITY SERVICES

9.1 The utility services include electricity, gas and water supplies. The supply of electricity is adequate for present and future needs, and is no constraint on development. Gas can be supplied for future residential development, but the location of that development will be important. New houses to the north and north-east of Cowbridge could be supplied, but there may be significant problems if development were to take place to the south or south-east. The water supply is adequate but the system could need reinforcing if the demand in the Plan area were to increase considerably. Some additional drainage could be accommodated at the Llanblethian Sewage Treatment Works, which is to be improved in the near future, but the Welsh Water Authority would need to assess the impact of large scale development proposals.

9.2 The statutory undertakers anticipate only minor land needs in the Plan area.

POLICY 43 *Necessary developments by the suppliers of utility services will not be opposed, subject to the protection of the local environmental quality.*

9.3 The Borough Council will facilitate the provision of necessary services but will also discuss proposals with the statutory undertakers to ensure that the high quality of the Plan area environment is maintained.

POLICY SUMMARY

1. HOUSING

POLICY 1 No residential development, other than for agricultural needs, infilling, and the implementation of allocated sites will be permitted.

POLICY 2 Individual houses in the countryside will only be permitted where necessary for agriculture.

POLICY 3 Within the present urban areas, but outside the key areas of the designated conservation areas, infilling will be permitted where appropriate.

POLICY 4 Within the key areas of the designated Conservation Area infilling will not be permitted unless it can be shown to preserve or enhance the unique character of those areas.

POLICY 5 There is a presumption in favour of housing for small households.

POLICY 6 Three sites are allocated for the development of special housing. They are:

(a) Church Street - 0.9 acres (approximately). Small housing for the aged.

(b) The Limes - 0.3 acres (approximately) 1 & 2 person dwellings.

(c) Broadway - 0.4 acres (approximately) 1 & 2 person maisonettes.

POLICY 7 Three sites are allocated for general residential development. They are:

(a) Court Close, Aberthin - $4\frac{1}{2}$ acres (approximately).

(b) Aberthin Lane, Aberthin - $1\frac{3}{4}$ acres (approximately).

(c) St. Athan Road, Cowbridge - 3 acres (approximately).

POLICY 8 Allocated housing sites will be developed in accord with development briefs to be prepared.

POLICY 9 The Council will monitor both the local and national housing situation.

2. EMPLOYMENT

POLICY 10 Proposals which involve the creation of local employment will be considered on their merits. Particular attention will be paid to guiding and controlling development to protect the quality of the environment of the Plan area.

POLICY 11 Local unemployment rates and national trends in employment will be monitored.

3. COMMUNICATIONS

POLICY 12 In association with the County Council the Borough Council will strive to reduce the conflict between through traffic, buses, on-street car parking, and servicing of commercial vehicles in Cowbridge High Street.

POLICY 13 The route of the Aberthin by-pass will be safeguarded.

POLICY 14 In association with the County Council measures to undertake an improvement in the availability and usage of the off-street car parking facilities will be implemented.

POLICY 15 In association with the County Council measures to promote a better turnover in the use of on-street car parking spaces and to allow easier servicing of commercial premises will be undertaken.

POLICY 16 The basic network and level of bus services in the Cowbridge area will be maintained.

POLICY 17 Bus passenger waiting facilities in the Cowbridge area will be improved.

POLICY 18 Footpath access between the major residential areas, the commercial centre and recreational facilities in the Plan area will be safeguarded and improved.

4. SHOPPING

- POLICY 19 Proposals for commercial development within a defined commercial core (see Plan 1) will be considered more favourably than those outside the commercial core.
- POLICY 20 Proposals for small scale office development will be considered favourably subject to the achievement of relevant environmental and conservation criteria.
- POLICY 21 Proposals for development on North Road, and between High Street and North Road, will be considered in the light of;
- (a) traffic generation and,
 - (b) the protection and enhancement of the existing character.
- POLICY 22 The operation and continuation of the agricultural market is supported.

5. LEISURE

- POLICY 23 The Borough Council will provide public playing fields at Bear Field.
- POLICY 24 In association with the County Council the Borough Council will pursue the provision of indoor leisure facilities on land at the Comprehensive School, Aberthin Road.
- POLICY 25 The Borough Council will provide 2 acres of land to meet the expected demand for allotment use in the Plan period.
- POLICY 26 The Borough Council will seek to establish a pattern of informal public open space within easy reach of the main residential areas.
- POLICY 27 Where appropriate, within new areas of housing, it will be required to provide safe pedestrian access to existing informal open space or to include such space in the site layout.
- POLICY 28 In association with local organisations the Borough Council will investigate the production of a "Town Trail".

6. COMMUNITY SERVICES

- POLICY 29 Cowbridge is identified as a key service centre for the majority of the rural Vale.
- POLICY 30 At such time as the Council is able to consider making contributions to the costs of the repair of buildings of architectural or historic interest priority will be given to those buildings in community use.

7. CONSERVATION

- POLICY 31 Within the designated Cowbridge with Llanblethian Conservation Area protection and enhancement measures will be concentrated on two key areas defined on the accompanying plan (Plan No. 1).
- POLICY 32 Planning permission will not normally be given for new buildings in the Cowbridge and Llanblethian key areas and Aberthin Conservation Area, unless supported by details of elevations and materials. Developers are encouraged to discuss proposals with the Borough Council at an early stage in design.
- POLICY 33 A high standard of design will be required for new building in the Conservation Areas. In the key areas no new building will be acceptable unless it enhances the existing character.
- POLICY 34 Application will be made to the Secretary of State for Wales for an Article 4 direction covering the Cowbridge key area. Such a direction would bring the alteration of windows and changes to the front elevation of the buildings under planning control.
- POLICY 35 The partial or total removal of render finishes from existing buildings built of random rubble stone, the use of random rubble stone as decoration of new buildings, and the use of modern casement windows subdivided into small panes will be resisted.

POLICY 36 In the Cowbridge key area permission for new shop fronts or alterations to existing shop fronts will be given only, if the proposals are appropriate in scale and are of a design sympathetic to the existing historic character.

POLICY 37 In both Conservation Areas advertisements will be subject to careful control. Those requiring 'express' planning consent will only be permitted if they are appropriately sited and designed.

POLICY 38 The existing pattern of narrow walled lanes in the Llanblethian key area will be maintained.

POLICY 39 In both Conservation Areas schemes to advance local public interest in and understanding of the historic character will be encouraged.

8. COUNTRYSIDE

POLICY 40 Development will not be permitted on the area of high landscape importance identified on Plan 1.

POLICY 41 Land to the south and west of Cowbridge and Llanblethian will be protected from development which would detract from its rural character and landscape quality.

POLICY 42 The recreational potential of the countryside will be enhanced by measures including the following:-

- (a) amendments to the network of footpaths and bridleways;
- (b) better management of the common land.

9. UTILITY SERVICES

POLICY 43 Necessary developments by the suppliers of utility services will not be opposed, subject to the protection of the local environmental quality.

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Borough Council (Other)									*		*											*	*	*	*	*	*	*	*	*								*			*			
County Council												*		*	*	*	*	*						*														*			*			
Town or Community Council																									*		*												*					
Local Groups or Organisations																											*											*						

The number at the head of each column refers to the policy number (see Appendix 1 to identify the policy). The position of the asterisk in each column indicates the body which will be most concerned in the implementation of that policy. In keeping with the main function of the District Plan to act as a framework for development control most of the suggested policies would be implemented through the development control system.

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