

Housing Deliverability Workshop Event Record and Consultation

November 2009

Jane Cook
Director of Regeneration and Planning
Rhondda Cynon Taf County Borough Council
Floor 5, Ty Pennant
Catherine Street
Pontypridd
CF37 2TB

CHAPTER

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1.0 SUMMARY OF PROCESS

The purpose of the housing deliverability workshop was to seek the views of house builders and developers with regards to the deliverability of the allocated housing sites and the timescale for the delivery within the plan period.

Stage 1 – Housing Deliverability Workshop

Purpose:

To seek the views of housing developers and house builders on the timescales for delivery of the Councils housing allocations.

Process:

An invitation was sent to housing developers and house builders to attend a workshop where the issues of timescales and deliverability would be discussed. A list of invited attendees can be found in appendix 1. The minutes of the meeting were circulated to all invitees.

Output:

To gain the views of house builders and developers of the housing allocations in the Local Development Plan.

2.0 INTRODUCTION

In October 2009 a meeting was held to discuss the timescales for delivery of the allocations in the LDP.

Prior to the meeting a table was prepared which listed the sites allocated in the LDP and categorised them into three broad time periods for delivery. These were:

- 2010- 2013
- 2014-2017
- 2018-2021

Each site was categorised according to the Council's understanding of its likely development date. The table was not intended to be binding and it was recognised as essential that landowners and developers directly informed the Council's understanding of likely development dates.

3.0 The Workshop

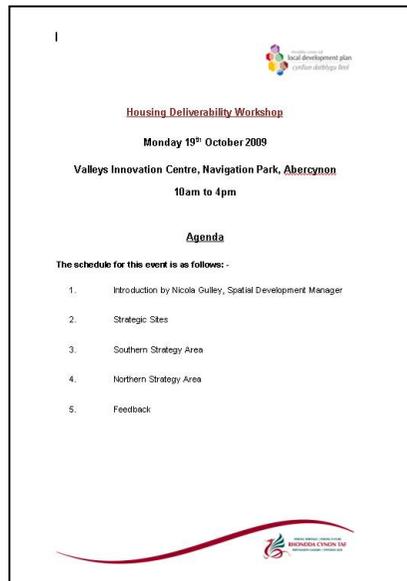
The workshop was held in the Valleys Innovation Centre on Monday the 19th October 2009. A list of attendees is included in Appendix 2.

A presentation was given by Simon Coop of Nathaniel Litchfield and Partners regarding the work that they were undertaking for the Council on viability of the sites and how the findings of the workshop would contribute to this work

The Development Planning team gave a presentation on the structure of the day.

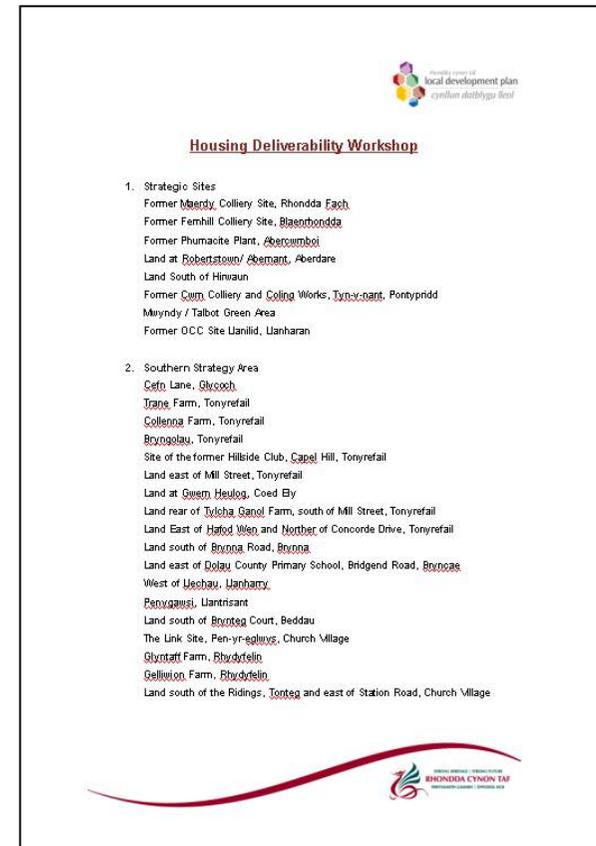
Participants were provided with:

- An agenda for the day
- A list of the sites to be discussed
- A time scale and site scenario list



Each site on the list was discussed in turn, a map was provided on each site along with a site description given by the development planning team.

The development planning team recorded comments and participants were told that the minutes of the meeting would be circulated for further comments.



4.0 Minutes of the meeting

The minutes of the meeting were compiled and sent out to every representor that had been originally invited. These were sent out on the 19th January 2010 and participants were given a week to respond with comments and corrections to the minutes or the amended site scenario.

A	B	C	H	I	J	K	L
1	Site Name	Location	Market	Constr	2010-13	2014-17	2018-21
2	C3.2 Fernhill	Blaenrhondda	C	1			400
3	C3.3 Phumactoe	Aberrymoor	B	2			500?
4	C3.4 Abemant	Abereare	A	2		600	
5	C3.5 Hirwaun	Hirwaun	B	2			400
6	C3.6 Cwm	Ty'n-y-nant	B	2			800
7	C3.7 Mynydd	Llantrisant	A	1	500		
8	C3.8 Llanfild	Llanharan	A	2			1,700
9	NSA.01 S Rhigos Rd	Hirwaun	B	1		15	
10	NSA.02 E Treant	Penywaun	B	2			100
11	NSA.03 SE Community centre	Llwydcoed	A	1	15		
12	NSA.04 Brickworks Dairy	Llwydcoed	A	2		175	
13	NSA.05 Tegfan Farm	Trecynon	B	1		140	
14	NSA.06 Nant y Wenallt	Abemant	A	1	150		
15	NSA.07 Calfpennar Rd	Cwmbach	B	1		40	
16	NSA.08 Dyffryn Row	Cwmbach	B	1		25	
17	NSA.09 Yrnyssynon Farm	Cwmbach	B	2			100
18	NSA.10 Godreman St	Godreman	B	1		120	
19	NSA.11 Gwensilfr Grounds	Mt Ash					
20	NSA.12 Maerdy Rd	Maerdy	C	1		50	
21	NSA.13 Gwennllwyn Ter	Tylorstown	C	1		30	
22	NSA.14 Ferwick st	Pontygwaith	C	1		40	
23	NSA.15 Hospital etc	Trehafren	C	1		50	
24	NSA.16 Vrystiau Av	Trehafren	C	1		150	
25	NSA.17 Mace Lane	Treorchy	C	1		40	
26	NSA.18 Cemetery Rd	Treorchy	C	1		80	
27	NSA.19 Hospital	Llwynypïa	C	1		150	
28	NSA.20 Park st	Clydach Vale	C	1		30	
29	NSA.21 Dinas Rd (Concs)	Dinas	C	1		25	
30	NSA.22 Catharine Cresc	Cymmer	C	1		15	
31	SSA.01 Cefn Lane	Glyncloch	B	1		50	
32	SSA.02 Trane Farm	Tonyrefail	B	1		700	
33	SSA.03 Collenna Farm	Tonyrefail	B	1		25	
34	SSA.04 Bryngolau	Tonyrefail	B	1		50	
35	SSA.05 Hillside Club	Tonyrefail	B	1		40	
36	SSA.06 E Mill St	Tonyrefail	B	2		100	
37	SSA.07 Gwern Heulog	Tonyrefail	B	1		150	
38	SSA.08 Rear Tylcha Wen Ter	Tonyrefail	B	2		165	
39	SSA.09 Tylcha Ganol	Tonyrefail	B	2		85	
40	SSA.10 E Hafod Wen / N C Dr	Tonyrefail	B	1		100	
41	SSA.11 S Brynna Rd	Brynna	A	1	200		
42	SSA.12 E Dolau School	Bryncea	A	1	130		
43	SSA.13 W Llechau	Llanharry	B	1		150	
44	SSA.14 Penygwasi	Llantrisant	A	1	40		
45	SSA.15 S Brynteg Court	Beddau	A	1	150		
46	SSA.16 Penyregllys	Llanwit Fardre	A	1	160		
47	SSA.17 Glynllif Farm	Rhydyfelin	A	2		80	
48	SSA.18 Gollionon Reclamation	Portypridd	A	2		40	
49	SSA.19 S of Ridings	Tonteg	A	1	500		

Please ask for: [REDACTED]
 Setonwebb am: 01443 495194

19th January 2010

Dear Sir/ Madam

RE: Housing Deliverability Workshop

Further to the Housing deliverability workshop held on Monday the 19th October 2009, please find the minutes of the meeting and the revised Development Scenario sheet.

If you have any comments or amendments to the minutes or the table please can you send them to Clare Hewitt at Development Planning, Level 5, Unit 3, Ty Penarth, Catherine Street, Portypridd, CF37 2TB or via e-mail Clare.Hewitt@rhondda-cynon-taf.gov.uk by the 26th January 2010.

Please note that the minutes and scenario table will be submitted to the Welsh Assembly Government as part of Rhondda Cynon Taf's Evidence base for the Local Development Plan Inquiry.

If you have any queries please do not hesitate to contact me.

Yours Faithfully

[REDACTED]
 Spatial Development Manager

5.0 Responses

The following responses were received as a result of the consultation:

Name	Organisation	Comment	Action
Geraint John	Savills	<p>No amendments to the minutes.</p> <p>With regards to the scenario table we would comment that the Former OCC Site Llanilid would be more appropriately categorised as 'A1' (rather than 'A2'), as pending planning permission the site will be built out to deliver a significant number of dwellings within the early part of the plan period (i.e. the site scenario spreadsheet indicates that 566 units will be delivered at the Llanilid site during the period 2010-2013). Based on this projection, we</p>	Agreed the table will be amended accordingly

		consider that the site would more appropriately be categorised as 'A1' (i.e. unconstrained).	
Lydia Haskey	DE&T	Clarification sought regarding Land South of Hirwaun. Add point The residential development of the site is dependant on whether it is used for open cast mining.	Agreed the comment will be added
Keith Warren on behalf of J. Phillips	Asbri Planning	No changes to the minutes or table	Noted

Appendix 1 – List of Invitees to the workshop

Mark Newey	WAG
Lydia Haskey	WAG
Rhidian Clement	Welsh Water
Nicola Davies	Health, Social Care Rhondda Cynon Taf
Richard Price	Home Builders Federation
Mark Harris	Lewis Homes
Andrew Crompton	Charles Church
M Davies	Davies Homes
John Butcher	WDL Homes
Simon Grey	Llanmoor Homes
Clive Ball	Wealth Health Estates
K.G.J Price	K.G.J Price
Steve Taylor	Serviced Land
Gareth Hawke	Barratt Homes
Jon Harvey	Persimmon Homes
Lee Hawker	Redrow Homes
Bill Jewsbury	Lovell Partners
Representative	Cofton
JF Phillips	Dorchester Land
B. Williams	CPL Industries
Pete Sulley	Barton Wilmore
Geraint John	Savills
Mark Scoot	Amethyst Properties
Louis Chicot	Louis Chicot Associates
Andrew Lucas	RPS
Carolyn Jones	RPS
Peter Waldron	RPS
Keith Warren	ASBRI Planning

Christine Sullivan	Sullivan Land and Planning
Andrew Muir	Harmers
Laurence Forse	Harmers
David Walker	Harmers
Andrew Ayles	White Young Green
T G Davies	Watts and Morgan
Gareth Williams	Nathaniel Litchfield and Partners
Michael Rees	DTZ
Elgan Jones	Welsh Health Estates
Representative	Southward Properties
Representative	Piper Homes
Jonathan Matthews	King Sturge
Simon Lloyd	Cook & Arkwright
Simon Williams	Boyer Planning

Appendix 2- List of Attendees to the workshop

Name	Company
Mark Harris (MH)	Harris Land and Development
David Jones (DJ)	Land Owner
Carolyn Jones (CJ)	RPS
Lydia Haskey (LH)	Welsh Assembly Government
Gareth Williams(GW)	NLP
Simon Coop (SC)	NLP
Steve Taylor (ST)	Savills
Geraint John (GJ)	Savills
Ben Stephenson (BS)	Barton Wilmore
Mark Scoot (MS)	Amethyst
Christine Sullivan (CS)	Sullivan land and planning
David Walker (DW)	Harmers
Eigan Jones (EJ)	Welsh Health Estates
Clive Ball (CB)	Welsh Health Estates
John Butcher (JB)	WDL
Nicola Gulley (NG)	RCT
Gareth Hall (GH)	RCT
Phil Ratcliffe (PR)	RCT
Clare Hewitt (CH)	RCT

Appendix 3 – Site Scenario tables before and after the meeting

Before the meeting

Site	Name	Location	Market	Constr	2010-13	2014-17	2018-21
C3.2	Fernhill	Blaenrhondda	C	1			400
C3.3	Phurnacite	Abercwmboui	B	2			500
C3.4	Abernant	Aberdare	A	2		600	
C3.5	Hirwaun	Hirwaun	B	2			400
C3.6	Cwm	Ty'n-y-nant	B	2			800
C3.7	Mwyndy	Llantrisant	A	1	500		
C3.8	Llanilid	Llanharan	A	2		1,700	
NSA.01	S Rhigos Rd	Hirwaun	B	1		15	
NSA.02	E Trenant	Penywaun	B	2			100
NSA.03	SE Community centre	Llwydcoed	A	1	15		
NSA.04	Brickworks Dairy	Llwydcoed	A	2		175	
NSA.05	Tegfan Farm	Trecynon	B	1		140	
NSA.06	Nant y Wenallt	Abernant	A	1	150		
NSA.07	Cefnpennar Rd	Cwmbach	B	1		40	
NSA.08	Dyffryn Row	Cwmbach	B	1		25	
NSA.09	Ynyscynon Farm	Cwmbach	B	2			100
NSA.10	Godreaman St	Godremaan	B	1		120	
NSA.11	Gwernifor Grounds	Mt Ash					
NSA.12	Maerdy Rd	Maerdy	C	1			50
NSA.13	Gwernllwyn Ter	Tylorstown	C	1			30
NSA.14	Fenwick st	Pontygwaith	C	1			40
NSA.15	Hospital etc	Treherbert	C	1			50
NSA.16	Ynysfeio Av	Treherbert	C	1			150
NSA.17	Mace Lane	Treorchy	C	1			40
NSA.18	Cemetery Rd	Treorchy	C	1			80
NSA.19	Hospital	Llwynypia	C	1			190

NSA.20	Park st	Clydach Vale	C	1			30
NSA.21	Dinas Rd (Concs)	Dinas	C	1			25
NSA.22	Catherine Cresc	Cymmer	C	1			15
SSA.01	Cefn Lane	Glyncoch	B	1		30	
SSA.02	Trane Farm	Tonyrefail	B	1		700	
SSA.03	Collenna Farm	Tonyrefail	B	1		25	
SSA.04	Bryngolau	Tonyrefail	B	1		50	
SSA.05	Hillside Club	Tonyrefail	B	1		40	
SSA.06	E Mill St	Tonyrefail	B	2			100
SSA.07	Gwern Heulog	Tonyrefail	B	1		150	
SSA.08	Rear Tylcha Wen Ter	Tonyrefail	B	2			165
SSA.09	Tylcha Ganol	Tonyrefail	B	2			85
SSA.10	E Hafod Wen / N C Dr	Tonyrefail	B	1		100	
SSA.11	S Brynna Rd	Brynna	A	1	200		
SSA.12	E Dolau School	Bryncae	A	1	130		
SSA.13	W Llechau	Llanharry	B	1		150	
SSA.14	Penygawsi	Llantrisant	A	1	40		
SSA.15	S Brynteg Court	Beddau	A	1	150		
SSA.16	Penyreglwys	Llantwit Fardre	A	1	160		
SSA.17	Glyntaff Farm	Rhydyfelin	A	2		80	
SSA.18	Gelliwion Reclamation	Pontypridd	A	2		40	
SSA.19	S of Ridings	Tonteg	A	1	500		

Appendix 3.1- after the meeting and consultation

Site	Name	Location	Market	Constr	2010-13	2014-17	2018-21
C3.2	Fernhill	Blaenrhondda	C	1		400	
C3.3	Phurnacite	Abercwmboui	B	2		500	
C3.4	Abernant	Aberdare	A	2	200	400	
C3.5	Hirwaun	Hirwaun	B	2			400
C3.6	Cwm	Ty'n-y-nant	B	2		200	600
C3.7	Mwyndy	Llantrisant	A	1		500	
C3.8	Llanilid	Llanharan	A	1	566	566	566
NSA.01	S Rhigos Rd	Hirwaun	B	1		15	
NSA.02	E Trenant	Penywaun	B	2			100
NSA.03	SE Community centre	Llwydcoed	A	1	15		
NSA.04	Brickworks Dairy	Llwydcoed	A	2	100	75	
NSA.05	Tegfan Farm	Trecynon	B	1		140	
NSA.06	Nant y Wenallt	Abernant	A	1	150		
NSA.07	Cefnpennar Rd	Cwmbach	B	1		40	
NSA.08	Dyffryn Row	Cwmbach	B	1		25	
NSA.09	Ynyscynon Farm	Cwmbach	B	2			100
NSA.10	Godreaman St	Godremaan	B	1		40	
NSA.11	Gwernifor Grounds	Mt Ash					
NSA.12	Maerdy Rd	Maerdy	C	1			50
NSA.13	Gwernllwyn Ter	Tylorstown	C	1			30
NSA.14	Fenwick st	Pontygwaith	C	1			40
NSA.15	Hospital etc	Treherbert	C	1			50
NSA.16	Ynysfeio Av	Treherbert	C	1			150
NSA.17	Mace Lane	Treorchy	C	1			40
NSA.18	Cemetery Rd	Treorchy	C	1			80
NSA.19	Hospital	Llwynypia	C	1	100	90	
NSA.20	Park st	Clydach Vale	C	1			30
NSA.21	Dinas Rd (Concs)	Dinas	C	1			25

NSA.22	Catherine Cresc	Cymmer	C	1			15
SSA.01	Cefn Lane	Glyncoch	B	1		30	
SSA.02	Trane Farm	Tonyrefail	B	1	300	200	200
SSA.03	Collenna Farm	Tonyrefail	B	1		25	
SSA.04	Bryngolau	Tonyrefail	B	1		50	
SSA.05	Hillside Club	Tonyrefail	B	1		40	
SSA.06	E Mill St	Tonyrefail	B	2		100	
SSA.07	Gwern Heulog	Tonyrefail	B	1	150		
SSA.08	Rear Tylcha Wen Ter	Tonyrefail	B	2			165
SSA.09	Tylcha Ganol	Tonyrefail	B	2			85
SSA.10	E Hafod Wen / N C Dr	Tonyrefail	B	1		100	
SSA.11	S Brynna Rd	Brynna	A	1	200		
SSA.12	E Dolau School	Bryncae	A	1	130		
SSA.13	W Llechau	Llanharry	B	1		150	
SSA.14	Penygawsi	Llantrisant	A	1	40		
SSA.15	S Brynteg Court	Beddau	A	1	150		
SSA.16	Penyreglwys	Llantwit Fardre	A	1	160		
SSA.17	Glyntaff Farm	Rhydyfelin	A	2		80	
SSA.18	Gelliwion Reclamation	Pontypridd	A	2		40	
SSA.19	S of Ridings	Tonteg	A	1	300	200	

Appendix 4- Minutes of the Housing delivery workshop

Monday 19th October 2009- Valleys Innovation Centre, Navigation Park, Abercynon

Purpose of the meeting

The purpose of the meeting was to seek the views of house builders and developers with regards to the deliverability of the allocated housing sites and the timescale for the delivery. An estimated timeline was compiled by the development planning team and discussions were generated from this.

Invitees: The following individuals and organisations were invited to attend the workshop

Name	Company
Mark Newey	WAG
Lydia Haskey	WAG
Rhidian Clement	Welsh Water
Nicola Davies	Health, Social Care Rhondda Cynon Taf
Richard Price	Home Builders Federation
Mark Harris	Lewis Homes
Andrew Compton	Charles Church
M Davies	Davies Homes
John Butcher	WDL Homes
Simon Grey	Llanmoor Homes
Clive Ball	Wealth Health Estates
K.G.J Price	K.G.J Price
Steve Taylor	Serviced Land
Gareth Hawke	Barratt Homes
Jon Harvey	Persimmon Homes
Lee Hawker	Redrow Homes
Bill Jewsbury	Lovell Partners
Representative	Cofton
JF Phillips	Dorchester Land
B. Williams	CPL Industries

Pete Sulley	Barton Wilmore
Geraint John	Savills
Mark Scoot	Amethyst Properties
Louis Chicot	Louis Chicot Associates
Andrew Lucas	RPS
Carolyn Jones	RPS
Peter Waldron	RPS
Keith Warren	ASBRI Planning
Christine Sullivan	Sullivan Land and Planning
Andrew Muir	Harmers
Laurence Forse	Harmers
David Walker	Harmers
Andrew Ayles	White Young Green
T G Davies	Watts and Morgan
Gareth Williams	Nathaniel Litchfield and Partners
Michael Rees	DTZ
Simon Lloyd	Cooke and Arkwright
Simon Williams	Boyer Planning
Eigan Jones	Welsh Health Estates
Jonathan Matthews	King Sturge
Representative	Southward Properties
Representative	Piper Homes

Attendees- the following individuals attended on behalf of their organisations

Name	Company
Mark Harris (MH)	Harris Land and Development
David Jones (DJ)	Land Owner
Carolyn Jones (CJ)	RPS
Lydia Haskey (LH)	Welsh Assembly Government
Gareth Williams(GW)	NLP

Simon Coop (SC)	NLP
Steve Taylor (ST)	Savills
Geraint John (GJ)	Savills
Ben Stephenson (BS)	Barton Wilmore
Mark Scoot (MS)	Amethyst
Christine Sullivan (CS)	Sullivan land and planning
David Walker (DW)	Harmers
Elgan Jones (EJ)	Welsh Health Estates
Clive Ball (CB)	Welsh Health Estates
John Butcher (JB)	WDL
Nicola Gulley (NG)	RCT
Gareth Hall (GH)	RCT
Phil Ratcliffe (PR)	RCT
Clare Hewitt (CH)	RCT

Former Phurnacite Plan Abercwmboi-	MS, LH	<ul style="list-style-type: none"> • Expressions of interest have been received for the site. • Developers have stated that if the flooding issues can be overcome and planning permission sought then they will have interest in the site. • 2018 for the site coming forward does seem to far away. 2014 is a more realistic timescale.
Land at Robertstown/ Abernant, Aberdare-	CB	<ul style="list-style-type: none"> • The site is allocated for 600 dwellings. • The hospital will close in 2011. • Some units will be delivered by 2013. • The majority of the housing will be delivered between 2014-2017.
Land South of Hirwaun-	LH	<ul style="list-style-type: none"> • Envisaged the site will come forward following the dualling of the A465 in 2014. • The residential development of the site is dependant on whether it is used for open cast mining. • 400 dwellings envisaged in the plan period and a further 600 dwellings in the next plan period. • The Welsh Assembly Government are no longer involved in the scheme. • It is envisaged that the site will come forward at the end of the plan period. • No comments were received from the meeting.
Former Cwm Colliery and Coking works, Tyn-y-nant Pontypridd	MS	<ul style="list-style-type: none"> • 800 units proposed for the site. • There is a lot of market interest for the site.

		<ul style="list-style-type: none"> • Envisaged that 200 dwellings will be delivered between 2014- 2017. • 600 dwellings will be delivered between 2018-2021.
Mwyndy/ Talbot Green Area	LH CJ BS	<ul style="list-style-type: none"> • 500 dwellings proposed for the site • Popular area with interest. However it will be dependent on market forces. • Confident that by 2013 there will be 500 dwellings delivered. • Concerns that 500 dwellings seems a lot by 2013. • Suggests that delivery of 500 dwellings would be better placed for 2014.
Former OCC Site Llanilid, Llanharan	GJ BS GJ	<ul style="list-style-type: none"> • 1700 dwellings allocated on northern element of the site. Mix of uses on the consented site. • Some dwellings have already come forward. • The site is in an area of high demand. • There have already been discussions and deals with house builders. Awaiting planning permission. • Delivery will be spread out over the plan period with an 8-10 year build rate. • If the market were in a better position then more development would have commenced. • Deliverability issues, is housing reliant on other parts of the site? • Confirmed this is not the case as there are separate consents covering other parts of the site.

Southern Strategy Area site allocations

Site	Contributor	Comments
Cefn Lane Glyncoch		<ul style="list-style-type: none"> No comment on the period stated for delivery of the site.
Trane farm Tonyrefail		<ul style="list-style-type: none"> No comment on the period stated for delivery of the site.
Collenna Farm Tonyrefail		<ul style="list-style-type: none"> No comment on the period stated for delivery of the site.
Bryngolau, Tonyrefail		<ul style="list-style-type: none"> No comment on the period stated for delivery of the site.
Site of the former Hillside Club, Capel Hill Tonyrefail		<ul style="list-style-type: none"> No comment on the period stated for delivery of the site.
Land east of Mill Street, Tonyrefail	MH NG PR NG	<ul style="list-style-type: none"> Queries why the timescale is for 2018. Third party land issues Traffic improvements required which could take time to deliver. RCT own the land. There has been interest shown in the food store. Representations to the LDP have been received to the food store. The site could come forward in the mid period of the plan The time scale is amended to come forward in the mid period of the plan.
Land at Gwern Heulog Coed Ely	MH	<ul style="list-style-type: none"> 150 dwellings to be delivered in the mid part of the plan. It was agreed to move deliverability to early part of the plan period.
Land rear of Tylcha Ganol Farm, south of Mill Street, Tonyrefail		<ul style="list-style-type: none"> Envisaged that site would deliver 165 dwellings at the latter end of the plan period. Concerns that the site is very steep, not suitable for development, costly and constrained. There are other sites, which would be better placed to be allocated.

	CS	<ul style="list-style-type: none"> • Is it realistic for the site to deliver 165 dwellings? • No comment on the period stated for delivery of the site.
Land east of Hafod Wen and North of Concorde Drive, Tonyrefail	DJ	<ul style="list-style-type: none"> • 100 dwellings for delivery in the mid part of the plan period. • Has had a discussion with CCW to discuss management plan for the SSSI on the site or for removal of the site from the SSSI. Petitions from the public have been received calling for housing. • No comments on the delivery timescale for delivery of the site. • Comment on all sites in Tonyrefail, 2000 dwellings are proposed in the area during the mid part of the plan period. This equates to 400 a year through the mid period of the plan. • This seems a lot of dwellings to deliver in one period
	BS	<ul style="list-style-type: none"> • Over saturation means that the market would not allow for all these dwellings to be built in the space of 4-5 years. Units would not be so marketable if there are so many of them available.
	GJ	<ul style="list-style-type: none"> • Its pessimistic to have so few sites to be delivered in the first part of the plan as the market could improve by 2013 and the sites could be delivered. • Confirmed that the LDP would not limit development of sites to a particular plan period. Its flexible.
	NG	<ul style="list-style-type: none"> • Stated that it might be more sensible to spread all the sites in Tonyrefail across the plan period. Trane farm for example would be realised quicker than Collenna farm.
Land south of Brynna Road Brynna	GJ	<ul style="list-style-type: none"> • Concerns with site due to the constrained nature. • No comments made on delivery time suggested.

Land east of Dolau County Primary school Bridgend road Bryncae		<ul style="list-style-type: none"> • 130 dwellings envisaged to be delivered in the early part of the plan period. • No comments made on delivery time suggested.
West of Llechau Llanharry		<ul style="list-style-type: none"> • 150 dwelling envisaged to be delivered in the mid period of the plan. • No comments made on delivery time suggested.
Penygawsi, Llantrisant		<ul style="list-style-type: none"> • No comments made on delivery time suggested.
Land south of Brynteg Court Beddau		<ul style="list-style-type: none"> • No comments made on delivery time suggested.
The link site, Pen-yr – Eglwys Church Village		<ul style="list-style-type: none"> • Questions why the site has not come forward. • There were ownership issues on the site and there is an application on the site.
Glyntaff farm Rhydyfelin		<ul style="list-style-type: none"> • Housing association site. • No comments made on delivery time suggested.
Gelliwion reclamation	BS	<ul style="list-style-type: none"> • Concerns that the site is steep which means 40 units is unlikely. • Council considers the numbers reasonable. • No comments made on delivery time suggested.
Land south of the Ridings, Tonteg and east of Station Road, Church Village		<ul style="list-style-type: none"> • 300 dwellings envisaged during the early part of the plan period. • No comments made on delivery time suggested

Northern Strategy Area site allocations

Site	Contributor	Comments
Land South of Rhigos Road Hirwaun		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Land East of Trenant Penywaun		<ul style="list-style-type: none"> • No comments made on delivery time suggested

Land south east of Llwydcoed community centre		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Site including the old brickworks, old dairy and tipped land rear of Birchwood Llwydcoed		<ul style="list-style-type: none"> • 50% of the dwellings to be delivered within the first part of the plan period. • No comments made on delivery time suggested
Tegfan Farm Potters Field Trecynon		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Land at Nant Y Wenallt Abernant road Abernant		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Land Bordered by Cefnpennar Road and Phillip Row, Cwmbach		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Dyffryn Row		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Remainder of Ynyscynon Farm Cwmbach		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Land to the end of Godreaman Street, Godreaman		<ul style="list-style-type: none"> • Point of information that the housing numbers have been reduced due to a drafting error. • No comments made on delivery time suggested
Gwernifor Grounds Mountain Ash		<ul style="list-style-type: none"> • The site is under construction
Land rear of Maerdy Road, Maerdy		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Land at Gwernllwyn Terrace Tylorstown		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Site off Fenwick street Pontygwaith		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Old Hospital site and school playground Treherbert		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Land at the end of Ynysfeio		<ul style="list-style-type: none"> • Questions if the site has been reclaimed.

Avenue Treherbert		<ul style="list-style-type: none"> • Site has been reclaimed. • No comments made on delivery time suggested
Land at the end of Mace Lane Treorchy		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Site off Cemetery Road Treorchy		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Hospital site Llwynypia		<ul style="list-style-type: none"> • Consent has been granted and discussions are underway. • Envisaged that the site will come forward at the early part of the plan period.
Land at Park Street Clydach Vale		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Land at Dinas Road/ Graig Ddu Road Dinas		<ul style="list-style-type: none"> • No comments made on delivery time suggested
Land at Catherine Street Cymmer		<ul style="list-style-type: none"> • No comments made on delivery time suggested

General comments

- No over-arching market view- the north of the borough there are questions of marketability. It is recommended that the HBF be consulted further.
- Agreed to allow the HBF to comment further to gain an overview.
- The plan is looking 15 years into the future but past trends can lend clues to deliverability.
- There is a need for flexibility.
- Northern sites- there are a lot of smaller sites all coming forward in the latter part of the plan period. There is a need for a critical mass to make more of an impact in the area with a focus on the strategic sites to achieve this.

- There needs to be flexibility with dwelling numbers if a site can yield more then this should be allowed.
- It was agreed to circulate these minutes if they will be submitted as evidence to the examination.