

Rhondda Cynon Taff County Borough Council

# Urban Capacity Study Upper and Central Rhondda

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Final Report

August 2005

Report no: R02/NE02527

**Hyder**   
Consulting

Rhondda Cynon Taff County Borough Council

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Final Report

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Housing Allocation Sites  
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Building Appraisal Sheets - Rhondda Fawr

# 1 Introduction

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Hyder Consulting (UK) Ltd was commissioned by Rhondda Cynon Taff County Borough Council (hereafter referred to as RCTCBC) to undertake an Urban Capacity style study for the Central and Upper Rhondda Valleys within the county of Rhondda Cynon Taff.

## 1.1 Aims of the Study

The aim of this study is to assess the potential for new development (i.e. quantity of land and buildings available for reuse for major housing and employment land uses within the Central and Upper Rhondda Valleys during the specified development plan period), in the light of strategic policy guidance issued by the Government and National Assembly for Wales. This information will then be used by RCTCBC to assess how much land out with the urban areas will be needed for development to meet the needs of the County between 2006-2021.

In accordance with the Planning and Compulsory Purchase Act 2004, RCTCBC are currently preparing a Local Development Plan (LDP) for the period 2006-2021, which will guide land-use decision-making for the authority's administrative area. As part of this process, the National Assembly for Wales requires all local planning authorities to substantially develop evidence bases for Local Development Plans.

The aims of this study, as specified in the brief are to:

- Identify and assess potential sites (over one third of a hectare) for new housing and employment development;
- Identify and assess (where appropriate) potential other sources of capacity (as identified within best practice guidance), to accommodate housing and employment uses (including “windfall” non-allocated housing/employment sites coming forward through the planning process via previously developed land, existing unimplemented residential and employment allocations, and under-used or vacant buildings (including those in a poor state of repair or derelict) which could be refurbished, converted or demolished and cleared to accommodate new residential or employment development);
- Identify and assess factors that may inhibit potential development on the identified sites (i.e. access, topography, size of site; and housing/commercial market conditions that could affect the likelihood of a particular site coming forward) in order to determine whether these factors can be overcome;
- Apply sustainability principles to the identified potential sites, with consideration paid to positively encouraging the redevelopment of brownfield sites and vacant/ under-used buildings in preference to new allocations on greenfield sites.

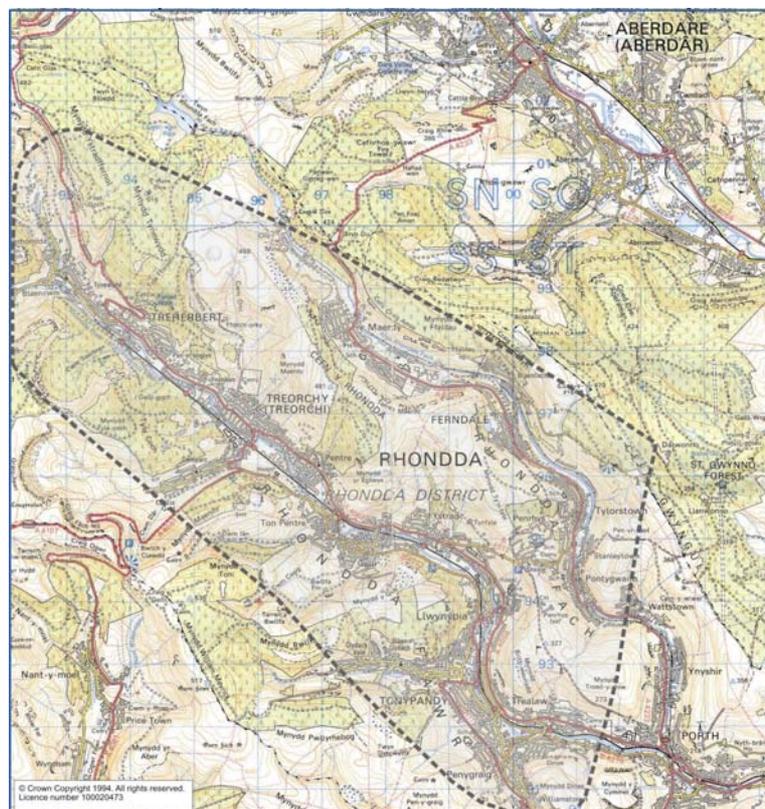
The findings of this study will then be used to inform RCTCBC's emerging LDP to assist with the identification and allocation of suitable sites for housing and employment development.

The inclusion of a site as having potential capacity for housing or employment within this study should not be viewed as an indication that it would receive planning permission for such use.

## 1.2 Study Area

The study area (see Figure 1) comprises two valleys (the Rhondda Fawr and Rhondda Fach), which are located between the M4 motorway to the south and the Heads of the Valleys A465 trunk road to the north.

Historically, the Rhondda Valleys were the focus for intensive industrial coal mining activity within South Wales during the 18th-19th Centuries, which gave rise to the linear, dense settlements characteristic of the deep valleys of the coalfields, contrasting to the open hillsides above the urban settlements. Following the decline of the coal mining industry in the 20th century, many of the towns within the Rhondda suffered economic and social decline, resulting in some of the most deprived wards in Wales. However, the continued growth of major economic hubs at Pontypridd, Caerphilly, Bridgend and Cardiff have stimulated economic regeneration within the Rhondda Valley, leading to demand for new housing and employment sites.



This study covers the settlements of Maerdy, Ferndale, Penrhys, Pontygwaith, Blaenrhondda, Tynewydd, Treherbert, Pen-yr-Englyn, Ynyswen, Treorchy, Cwmparc, Pentre, Ton Pentre, Gelli, and Ystrad.

## 1.3 Structure of Report

This report is structured in the following way. Sections 2 and 3 provide contextual information to the study, outlining the planning policy context and providing an in-depth analysis of the housing and commercial sectors in the study area respectively. The methodology for identifying and appraising sites and buildings in the Rhondda Fach and Fawr is then described in Section 4. Sections 5-8 provide details of the individual sites and buildings by means of comprehensive databases and accompanying plans, together with the identification of best prospects for future development for each valley. Detailed appraisal sheets for individual sites and buildings are contained in the appendices to this report. Any conclusions and recommendations identified during the course of the study are then set out in Section 9.

## 2 Policy Context

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This section of the study sets out the relevant policy context to the study area at national and local levels.

### 2.1 National Policy Context

The National Assembly for Wales (hereafter referred to as NAW) are committed to meeting local housing and employment requirements, whilst giving priority to re-using previously developed land within urban areas in preference to the development of greenfield sites.

For the purpose of this study, consideration has been paid to the following:

- Revised “*Planning Policy Wales*” (2002) (PPW) which sets out the land use planning policies of the NAW;
- Wales Spatial Plan (November 2004);
- Technical Advice Notes (TANs) (which are currently all subject to review), including: TAN (W)1 “*Joint Housing Land Availability Studies*”(1997), and TAN(W) 3 “*Simplified Planning Zones*” (1996);
- Relevant NAW advice notes<sup>1</sup> relating to preparing local housing strategies (issued June 2002) and local housing market analysis (issued December 2002); and guidance relating to undertaking systematic sustainability appraisals of emerging UDPs/Local Development Plans<sup>2</sup>.
- The strategic Sustainable Development Strategy, “*Learning to Live Differently*” (2000).

#### 2.1.1 Planning Policy Wales (NAW, 2002)

Planning Policy Wales (PPW) sets out land use planning policies, with key policy objectives for new development, including the promotion of resource-efficient settlement patterns that minimise land-take and urban sprawl, through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites.

PPW states that UDPs (to be replaced by Local Development Plans) should provide a framework to stimulate, guide and manage sustainable settlement patterns which meet the needs of the economy, the environment and health, while respecting local diversity and protecting the character and

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1 Advice notes relating to the preparation of local authority housing stock business plans (issued November 2002), preparing Local Housing Strategies (issued June 2002), preparing Local Housing Market Analysis (issued December 2002), and involving the Private Sector (issued May 2003).

2 “*Unitary Development Plans – A Guide to Procedures*” (NAW 2001)

cultural identity of communities. For land allocation policies and proposals, PPW recommends:

- Promoting sustainable patterns of development, identifying previously developed land and buildings, and indicating locations for higher density development at hubs and interchanges and close to route corridors where accessibility on foot and by bicycle and public transport is good<sup>3</sup>;
- Maintaining and improving the vitality, attractiveness and viability of town, district, local and village centres – including promotion of mixed-use developments;
- Fostering development approaches that recognise the mutual dependence between town and country, thus improving linkages between urban areas and their rural surroundings; and
- Encouraging previously developed land wherever possible, to be used in preference to greenfield sites, particularly those of high agricultural or ecological value.

With regard to employment policy, PPW states that local planning authorities should ensure there is sufficient land suitable for development for employment uses, which is well served by infrastructure/public transport in accordance with sustainability principles, with preference for the use of previously developed land.

PPW therefore recommends that local planning authorities should review all their non-housing allocations when preparing or reviewing their UDPs and consider whether some of this land might either be better used for housing or mixed use developments, or no longer be designated for development. Key sites can provide a focus for investment but should not prevent opportunities from arising in other locations, nor should they be used to restrict changes which might be identified as necessary in the review of local economic development policy and the NAW's "*A Winning Wales, The National Economic Development Strategy of the Welsh Assembly Government*" (2001).

With regard to housing policy, PPW states that the Assembly Government will seek to ensure that:

- Previously developed land is used in preference to greenfield sites;
- New housing and residential environments are well designed<sup>4</sup>, environmentally sound (especially energy efficient) and make a significant contribution to promoting community regeneration and improving the quality of life; and that
- The overall result of new housing development in villages, towns or edge of settlement is a mix of social and market housing that retains

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<sup>3</sup> "*The Application of Accessibility Methodologies to Land Use Planning*" National Assembly for Wales, 2001

<sup>4</sup> In accordance with guidance outlined within "*Better Places to Live by Design: A Companion Guide to PPG3*" (DTLR, 2001) and Technical Advice Note (Wales) 12, "Design" (2002).

and, where practical, enhances important landscape and wildlife features in the development.

PPW also states that local planning authorities should consider the following criteria in deciding which sites to allocate for housing in their UDPs:

- Availability of previously developed sites and empty or under-used buildings and their suitability for housing use;
- Location and accessibility of potential development sites to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- Capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;
- Ability to build communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language, and to provide sufficient demand to sustain appropriate local services and facilities; and
- Physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account that such risk may increase as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes.

## 2.1.2 “People, Places, Futures - The Wales Spatial Plan” (NAW, 2004)

The Wales Spatial Plan is a spatial expression of the Assembly Government’s policies, and provides a context for major decisions and the allocation of resources. It has been prepared in accordance with the Assembly’s Sustainable Development Scheme and supports other Assembly Government initiatives such as the National Economic Development Strategy<sup>5</sup>, the Transport Framework and the Rural Development Plan. The Wales Spatial Plan reflects the planning policies set out in Planning Policy Wales.

The Rhondda Valleys area forms part of the “South East - The Capital Network” area. The Wales Spatial Plan identifies the following vision for this area:

*“An innovative skilled area offering a high quality of life - international yet distinctively Welsh. It will compete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and Europe, helping to spread prosperity within the area and benefiting other parts of Wales” (pg 49).*

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<sup>5</sup> “A Winning Wales - The National Economic Development Strategy of the Welsh Assembly Government” (NAW, 2001).

The Wales Spatial Plan recognises the need to raise the economic potential of this area due to the high concentrations of social deprivation and economic inactivity (allied to low levels of educational attainment and skills, poor health and a declining population) associated with the Heads of the Valleys areas (including parts of the Rhondda Fawr and Rhondda Fach Valleys), and other problems associated with heavy commuting flows between the Valleys and the Cardiff/Barry/Pontypridd/Caerphilly/Bridgend areas. The Wales Spatial Plan therefore identifies the following strategic objectives for the south-east:

- To strengthen and re-integrate the existing system of towns and cities within South East Wales so that the area functions as a coherent urban network, and can compete internationally. Integrated transport is crucial to this; and
- To work with partners to develop an ambitious programme of joined-up regeneration action along the Heads of the Valleys corridor which will complement the planned upgrading of the A465. The aim of this will be to improve quality of life, retain and attract residents, and increase the prosperity of the whole area focusing initially on the unlocking the potential of Merthyr Tydfil and Ebbw Vale.

The Wales Spatial Plan recognises that valley communities have diverse characteristics and needs, ranging from geographically isolated valley communities to many of the lower and middle valleys which are becoming increasingly buoyant in both economic and social terms - partly in response to the increasing levels of prosperity along the coastal belt areas. It goes on to state that the Heads of the Valleys corridor will be strengthened as an attractive location for people to live and for development, to help secure more balanced prosperity across the area. Merthyr Tydfil and Ebbw Vale are identified as the key centres along this corridor to act as a catalyst for the regeneration of the other valley areas, helping to retain and attract a socially mixed population.

### 2.1.3 “TAN 1 (Joint Housing Land Availability Studies)” (1997)

TAN 1 (Joint Housing Land Availability Studies) requires local authorities to identify a five-year supply of generally available land for housing using the residual method or past building rates. Criteria used include sites with planning permission for housing or identified in the adopted plan for residential use; availability of necessary infrastructure; and market assessment of sites including the number of residential units.

This is further supplemented by TAN 2 (Planning and Affordable Housing) which encourages local planning authorities to undertake assessments of housing need based on factors such as local house prices and rents, local incomes, the supply and suitability of existing local affordable housing (low cost market and subsidised housing), the size and type of local households, and the types of housing best suited to meeting local needs.

#### 2.1.4 “Better Homes for People in Wales” (NAW, 2001)

“*Better Homes for People in Wales*” (NAW, 2001) is Wales' first formal National Housing Strategy. It provides a vision for the future of Welsh housing and a clear policy framework to facilitate action at the local level. The Strategy and Action Plan provides the policy framework for local strategies and action to ensure that people have access to, and choice over, housing to meet their needs. To support this, Chapter 4 states that:

*“This will require evidence-based strategies that are developed through effective partnerships between all relevant local housing organisations”*

*“To be successful, it is essential that national and local policies to combat problems such as poor housing and social disadvantage are founded on good quality information”.*

#### 2.1.5 “Local Housing Market Analysis: An Advice Note To Welsh Local Authorities From The Welsh Assembly Government” (NAW, December 2002)

The NAW’s “*Preparing Local Housing Strategies*” guidance document (June 2002), recommends that local housing strategies should be underpinned by a robust assessment of housing need and demand, addressing the requirements of all housing tenures. The aim is for such an assessment to provide a sound evidence base for the authority’s five-year local housing strategy, and promote a common information platform that can have wider uses, for instance, for developing UDPs/Local Development Plans and the authority’s community strategy.

The advice note identifies a preferred framework for undertaking a local housing strategy assessment, with subsequent sections of the advice note addressing approaches to researching the local housing system and how and where relevant data can be obtained. Where relevant, elements of this recommended approach have been taken into consideration when developing the methodology for this urban capacity study.

#### 2.1.6 Property Strategy for Employment Sites in Wales

The recently launched Property Strategy for Employment Sites is set in context of wider documents such as the Wales Spatial Plan and aims to “*provide a clear focus for WDA property developments and investments in Wales so that both public and private sector resources can be more effectively targeted and channelled to foster the growth and regeneration of the Welsh economy*”.

The strategy provides detailed information on the types of industries that regions should be looking to attract and grow along with criteria for the establishment / development of an employment site in Wales. Within the strategy, Rhondda is identified as an “*Investment location in Wales, which*

*through grant awards is creating a high number of new jobs*". RCT should therefore take note of the strategy when looking to both establish new employment sites and/or attract new industry to the region.

## 2.2 Local Policy Context

### 2.2.1 Rhondda Local Plan (Adopted 1998)

The Rhondda Local Plan (adopted 1998) covers the period 1991-2006. The adopted Local Plan identifies key areas for development restraint, renewal and opportunity, and encourages development on gateway and nodal sites, and town centres. A summary of relevant planning policies within the Rhondda Fach and Rhondda Fawr area is provided below.

The Local Plan includes general objectives to encourage all new development to be sympathetic to local circumstances and to be of a high quality design (OBJ4), and to increase the level of new house building (OBJ6) and provide for increased and improved employment opportunities (OBJ8) in accordance with other policy objectives for protecting the environment, improving transport infrastructure, development control objectives and encouraging better tourism and retail opportunities in the plan area.

#### Housing

The main aim of the Local Plan is to maintain a substantial valley community in the Rhondda and to therefore ensure that adequate land is allocated for new residential development. The Plan states that 'increased confidence to invest public and private moneys in house building schemes, environmental improvements, land reclamation schemes and infrastructure developments, has improved the image of Rhondda radically and permanently for the better'.

The Local Plan identifies a need for land to be safeguarded for 1,044 units for the period 1991-2006 based upon projections published within housing land availability studies. Policy H1 identifies specific sites allocated for residential development, which are listed in [Appendix A](#) of this report.

#### Employment

The Local Plan considers it to be essential to encourage the diversification of the industrial base of the Rhondda to cater for the varying needs, skills and educational standards of the residents of the area. Local Plan policies aim to:

- secure the maximum employment on available land allocated for employment/industrial development, bearing in mind the need for competing uses and the need for development to be sensitive to the quality of the environment; and

- actively encourage the growth of industrial and service sector employment to protect existing levels of employment and provide new and improved job opportunities.

The Plan therefore allocates a number sites within the Rhondda as employment land, totalling just under ten hectares (Policy EP1). These sites are listed in [Appendix B](#) of this report. The aim of these allocations is to provide a range of sites to cater for economic development opportunities, including industry, office and retail.

## 2.2.2 Rhondda Cynon Taf: Economic Regeneration Strategy 2004-2014

This document represents the framework for improving the RCT economy over the period 2004-2014. One of the main goals of the strategy is “More quality jobs and increased employment opportunities in a strong prosperous, self-reliant local economy”. The strategy recognises that the region has a unique industrial heritage, a strong manufacturing base, new ideas in business and new technology, which is now driving economic change.

The strategy recognises that the area currently suffers from low levels of business activity, poor productivity and low economic activity. It is acknowledged that the area’s industrial past has resulted in a reliance on a small number of large employers which the region must now move away from, to encourage entrepreneurial skills and reverse the current shortage of level and range of workforce skills. The external image of the Rhondda is also recognised as a factor constricting economic investment along with the general out-migration of talented young people.

Sectors highlighted in the strategy as holding potential for strong growth in output and employment include:

- High Tech Manufacturing
- Retail
- The Social Economy (*being organisations that exist between the traditional private sector on the one hand, and the public sector on the other*)
- Education; and,
- Health and Social Care.

Two other sectors are identified as likely to be important. These include construction and culture and recreational industries.

The strategy then sets out seven action areas for RCT ranging from creating more varied and stronger businesses to promoting a positive image, all of which will contribute to boosting the Rhondda’s local economy.

## 3 Housing and Commercial Analysis

This section provides an analysis of the housing and commercial sectors within the study area, starting with a demographic overview of Rhondda Cynon Taf using data from both the 1991 and 2001 Census. This overview will establish recent changes and trends in population, employment and education statistics for the authority as a whole. The analysis will not only provide an Authority wide overview but will also provide a baseline to which data for the study area can then be assessed.

### 3.1 Demographic Overview

The following data has been taken from both the 1991 and 2001 Census and provides an overview of recent population, employment and education trends within Rhondda Cynon Taf (RCT).

The population of RCT has seen a slight decrease since 1991 falling from 232,581 to 231,946 in 2001 or a decline of 0.28%. This decrease has been across the population as a whole and is not specific to either males or females. Table 3.1 illustrates the age structure of RCT in 1991 and 2001 and for Wales in 2001. This clearly shows that the proportion of the population within the 0-4, 18-29 and 65-74 age groups has fallen while proportions in all other age groups has risen within RCT.

Table 3.1 Age Structure

Age Group	RCT 1991 (%)	RCT 2001 (%)	Wales 2001 (%)
0-4	7.0	6.0	5.8
5-15	14.2	14.9	14.5
16-17	2.6	2.6	2.6
18-29	17.7	14.9	14.0
30-44	20.3	21.1	20.9
45-64(m) 59(f)	19.4	21.7	22.2
65(m) 60(f)-74	12.5	11.2	11.8
65+	16.2	16.3	17.4
75+	6.4	7.7	8.3

### 3.2 Housing Analysis

#### 3.2.1 Data Review

The following section provides an overview of the housing market within Rhondda Cynon Taf. Following a general review of housing policy and

statistics the section will focus where possible on the housing markets within both the Rhondda Fach and Fawr valleys.

Table 3.2 below illustrates household data for both Rhondda Cynon Taff and Wales. Data illustrated includes the proportion of household types and also tenure of those households. The data clearly illustrates the disproportionate amount of terraced housing in RCT, which can be attributed to its industrial past. This type of housing makes up 52.8% of all housing stock compared to only 29.5% within Wales as a whole. Although this figure is high in comparison to Wales it is one which has declined since 1991 when terraced properties made up 78% of Rhondda's housing stock. Another interesting fact that emerges from the data is the higher proportion of households that are owner occupied in RCT in comparison to Wales as a whole, and the lower proportion of rented properties than for Wales. This could be attributed to the lower than average house prices within the region.

Table 3.2 Housing Statistics

	RCT	Wales
<b>Household Spaces /Accommodation Type</b>	94,553	1,209,048
Detached Houses	12.2%	27.1%
Semi-detached houses	26.3%	31.7%
Terraced houses	52.8%	29.5%
<b>Tenure</b>		
Owner occupied	75.2%	71.3%
Rented from Local Authority	10.3%	13.7%
Rented from Housing Association / registered social landlord	4.5%	4.2%
Rented from private landlord / letting agency	6.5%	7.4%

Source: RCT 2001 Census Profile

Although the data above provides an overview for Rhondda as a whole it does not provide an appropriate picture for the study area of the Fach and Fawr valleys. Table 3.3 below illustrates housing data for areas six, seven and eight of the Area Regeneration Partnership, which are all included in the study area for this project.

Table 3.3 Housing Data (Study Area)

	Area 6	Area 7	Area 8
<b>Household Spaces /Accommodation Type</b>	5,288	8,224	10,133
Detached Houses	3.7%	6.0%	5.1%
Semi-detached houses	10.0%	9.0%	10.3%
Terraced houses	76.2%	77.4%	77.5%
Flats	10.1%	7.6%	7.1%

It would appear that, as would be expected, the form of the housing stock within the Rhondda varies greatly dependent upon area. Within the study area itself there is a clear difference in housing stock between the Fach and Fawr valleys and within the valleys themselves. Within the Rhondda Fach valley for example, which includes the area of Maerdy, Ferndale and Tylorstown, there are comparatively fewer detached properties and a higher proportion of flats within the market. This trend is effectively reversed in the Rhondda Fawr, which contains higher proportions of detached properties, similar numbers of semi-detached and terraced properties and lower proportions of flats.

The most significant trend that has emerged from analysing RCT data and data for the specific study area is that of the higher proportion of terraced properties in the housing market of the study area. The proportion of terraced properties stands at approximately 77% of all housing stock in the study area, some 24.2% higher than the average proportion found throughout Rhondda Cynon Taf.

### 3.2.2 Discussions with Local Estate Agents

From discussions with local estate agents a number of trends became clear within the study area. The discussions were aimed at establishing an overview of recent and past trends in the housing market, pricing, and type of buyer within both the Rhondda Fach and Fawr valleys.

It is clear from the industrial past of the valleys that the majority of housing stock is made up of two to three bedroom terraced properties, and therefore this type of property is viewed as the one that sells best. However, it is becoming increasingly common for buyers in the valleys to buy in at the top end of the market, whether large detached houses or self-build projects, in and around the most popular towns, with good infrastructure, services and facilities.

Over the last decade or so, both the Fach and Fawr valleys have experienced general increases in average prices alongside the majority of areas across Wales, although rises have not been in line with the national average. The presumption of such rises initially increased the attraction of the area to both property developers and investors. This trend brought a general increase in the number of rental properties in the region alongside large numbers of properties being bought, developed and re-sold, both

chains of events raising prices in certain areas. However, it is now the general feeling that the rental market is becoming increasingly saturated within the region and this has had impacts on the type of people buying in the Fach and Fawr. The past popularity and general rise in prices has led to a market which is slightly too expensive in certain areas for developers and investors, with ceiling prices being met for many properties. This has brought a rise in the number of first time buyers investing in the area. Like in all regions this is occurring more and more where infrastructure and services are of a good quality, shortening commuter times to areas such as Cardiff, Bridgend and Pontypridd.

The areas within the region which have historically been popular, include Treorchy, Tonypandy, Penygraig and the lower parts of Clydach. These areas are today still the easiest to sell in and a three-bed terrace, in good condition in these areas will reach anything up to £90,000. Due to the popularity of these places it is increasingly the case that people are looking to buy just outside the towns mentioned for a slightly lower price, therefore pushing up prices within the outlying areas. Although this is more the case in the Rhondda Fawr, trends are slowly repeating themselves in the Rhondda Fach. The areas, which are said to be less popular, include those towns nearer the upper regions of the valley such as Blaenrhondda and Maerdy and also those areas that adjoin the main valley corridor such as the top end of the Clydach valley. The difference in popularity is attributable to the proximity of areas to transport infrastructure and convenience facilities. Certain agents did however comment that recently they have had limited problems selling property in those areas historically classed as being less popular, suggesting that higher prices in the main towns are forcing people to look elsewhere in the valley for a similar size and style of house.

Buyers can expect to pay anywhere between £65 – 90,000 for a good standard terraced property in the Rhondda Fawr and between £40 – 65,000 for a similar house in the Rhondda Fach.

### 3.3 Commercial Analysis

Table 3.4 illustrates the economic activity rate for RCT for both 1991 and 2001. It is clear that over the ten year period there has been a slight decrease in this rate. These changes could be attributed to a number of reasons including both the decline in traditional industries in the region and the fact that the calculation for the 2001 figure takes in to account a greater proportion of the population. In comparison to the national average RCT's economic activity rate was 3.8% lower in 2001.

Table 3.4 Economic Activity and Inactivity 1991 / 2001

Year	Economic Activity Rate	
	RCT	Wales
1991 (Males 16-64) (Females 16-60)	69%	-
2001 (Males 16-74) (Females 16-74)	57.2%	61%

Source: (1991 & 2001 Census)

When exploring types of employment within RCT, the area's reliance on manufacturing becomes clear, with 22.9% employed within the industry. Also important in the region are wholesale and retail trade, health and social work, education, construction and real estate. These strengths are reflected in the economic development strategy for the Rhondda and are seen as key sectors for future growth. Table 3.5 illustrates the percentage of those in employment in each sector.

Table 3.5 Employment by Sector, 2001

Employment by Sector	2001
Agriculture, hunting and forestry	0.5%
Fishing	0.0%
Mining and quarrying	0.5%
Manufacturing	22.9%
Electricity, gas and water supply	1.1%
Construction	8.6%
Wholesale and retail trade	15.1%
Hotels and catering	3.9%
Transport, storage and communication	4.9%
Financial intermediation	3.1%
Real estate	7.1%
Public administration and defence	6.5%
Education	7.9%
Health and social work	13.4%
Other	4.5%

Source: RCT 2001 Census Profile

Related to the above employment data it is also useful to explore the occupational groupings of those employed. This is shown in Table 3.6 below. These figures illustrate how RCT has proportionately more people than the national average within the following occupations:

- Administrative and secretarial;
- Personal services occupations;
- Process plant and machine operatives; and,

- Elementary occupations.

The figure that is most disproportionate in comparison to the national average is that of managers and senior officials. The proportion of the working population within other occupational groups is comparable to the national average.

Table 3.6 Occupational Groupings, 2001

Occupation Groups	% In Occupation RCT	% In Occupation Wales
Managers and Senior Officials	10.5%	12.2%
Professional occupations	8.6%	10.4%
Associate professional and	12.4%	12.8%
Administrative and secretarial	12.6%	12.2%
Skilled trades	12.6%	13.4%
Personal services	7.6%	7.4%
Sales and customer service	7.6%	8.0%
Process plant and machine	13.1%	10.2%
Elementary occupations	15.0%	13.3%

Source: RCT 2001 Census Profile

Table 3.7 illustrates education levels within Rhondda in 2001. Again these show a slightly inferior picture than that for Wales as a whole, with a higher proportion of the population with no qualifications. The most noticeable differences between RCT and the national average is both the percentage of people with no qualifications which is 7.5% higher in RCT and the percentage of people with a first degree/higher degree/HND/NVQ level 4 which is 4.4% lower on average in RCT.

Table 3.7 Qualifications, 2001

Highest Qualification Attained	RCT	Wales
No Qualifications	40.5%	33.0%
1+ 'O' level/1+ GCSE/NVQ level 1	15.1%	15.5%
5+ 'O' levels/5+ GCSE/NVQ level 2	17.7%	19.8%
2+ 'A' levels/NVQ level 3	6.1%	7.1%
First degree/higher degree/HND/NVQ level 4	13.0%	17.4%

Source: RCT 2001 Census Profile

### 3.3.1 Study Area

Following the decline in the coal mining industry throughout the 1970 / 80's the Rhondda experienced a high rise in unemployment. The area's focus and reliance upon this single activity meant that post decline other commercial activity was fairly non-existent in the region and therefore employment was also limited. Not only did this bring a huge depression to the Rhondda Valleys it also influenced a large number of the population to move elsewhere in search of work.

These trends brought a determination within the Council, who were supported by central government agencies, to attract inward investment to the area and stimulate indigenous business. These efforts led to a gradual revival of the economy in the late 1980's and early 1990's. The sector that experienced the most growth during this period was that of the service sector.

Today the Rhondda has successfully managed to diversify its industrial and commercial base to include a range of activities and employers. The focus for commercial growth within the area now lies within high technology manufacturing, retail, the social economy, education and health. Also viewed as important sectors, providing substantial employment in the area are construction and recreational and cultural activities.

Table 3.8 shows industry of employment data for the study area. There is a clear correlation between those industries with the greatest proportion of employees and the sectors identified for future commercial growth. The reliance on manufacturing within the area is clear with a quarter of all jobs being within that sector.

Table 3.8 Employment Types (Study Area)

Sector	Area 6	Area 7	Area 8	Study Area
Agriculture, hunting and	0.4%	0.4%	0.3%	0.4%
Fishing	0.0%	0.0%	0.0%	0.0%
Mining and quarrying	0.4%	0.3%	0.3%	0.3%
Manufacturing	27.6%	25.3%	26.7%	26.5%
Electricity, gas and water	1.2%	0.8%	0.9%	1.0%
Construction	9.2%	9.7%	11.1%	10.0%
Wholesale and retail trade	12.4%	13.5%	13.6%	13.2%
Hotels and catering	3.7%	3.6%	3.6%	3.6%
Transport, storage and	4.4%	4.2%	4.4%	4.3%
Financial intermediation	2.7%	2.6%	2.4%	2.6%
Real estate	5.8%	6.4%	5.5%	5.9%
Public administration and	6.7%	6.8%	6.1%	6.5%
Education	7.0%	8.3%	6.7%	7.3%
Health and social work	13.6%	13.7%	14.3%	13.9%
Other	4.9%	4.5%	4.2%	4.5%

Rhondda Cynon Taff is today viewed as an investment location in Wales, where grant awards are allowing for a high number of new jobs. The region has also been successful in attracting a high proportion of SME grant supported investment. It is now felt that all areas of Wales, particularly in those traditionally strong in attracting mainstream manufacturing need to focus on attracting higher value manufacturing and service sector investment.

Within the study area there are a number of sites which have potential in attracting new investment in the future. Within the Rhondda Fach there are both the Ferndale and Highfield Industrial Estates. The current occupancy rates on both sites are good although there is potential for new units on both sites. Also within the valley is the Oakland's Business Park, again well occupied. In the Rhondda Fawr there are again a number of employment sites. The major sites include the Abergorki Industrial Estate in Ynyswen, the Cae Mawr Industrial Estate and the Treorchy Industrial Estate, both in Treorchy, the Tonypany Industrial Estate, and the Penygraig Industrial Estate. Occupancy rates in the latter are relatively low. There is also a smaller scale site near to the RCT offices in Cwmclydach and a single occupancy site in Tynewydd.

Due to the linear path of development along the valley floor in both the Fach and Fawr valleys commercial development land is limited and it can be suggested that the land which is currently used for industrial and commercial activity be safeguarded for that use in the future.

In terms of retail provision within the two valleys it can be said that both the Fach and Fawr are serviced well with a number of small retail centres have established within the main towns and smaller local provision is available where population densities create a demand. The main retail centres in the Fawr Valley include the towns of Treorchy and Tonypany. Within the Rhondda Fach retail activity is focussed in Ferndale. Although these centres attract the main 'high street' stores and provide a substantial amount and range of retail to meet local needs, improvements in transport infrastructure are increasing the attractiveness of the area for the major retailers. This is especially the case in relation to the leading supermarket chains. This trend could have significant effects on the retail sector currently within both the Rhondda Fach and Fawr as it is often the case that people are willing to travel slightly longer distances to be able to undertake a variety of shopping needs under one roof.

## 3.4 Summary

Both this and the previous section have provided background, contextual information to the study in terms of policy, and a housing and commercial analysis. The following sections of the report focus on the identification and appraisal of sites and buildings within the Rhondda Fach and Fawr, beginning with an outline of the methodology used.

## 4 Methodology for Identification and Appraisal of Sites and Buildings

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Urban capacity studies seek to recognise the potential capacity of urban areas to absorb new land uses, which are important to maintain the vitality and sustainability of these areas and reduce the need for development to be accommodated on greenfield land outside of the urban areas.

This study has therefore assessed housing and employment potential from a variety of sources, using an approach that is comprehensive, practicable and realistic in its appreciation of the development process and Local Plan allocation methodologies. The general methodology including the clarification of data sources and provision of information was agreed at the outset of the study.

### 4.1 Identification of Sites and Buildings

Urban capacity study guidance recommends that all potential sources of capacity be considered, no matter how unlikely they may appear in terms of the current local housing and employment markets. All previously developed land<sup>6</sup> should be considered, including empty and underused buildings. The identification of as many potential sites as possible will help to reduce the uncertainty of windfalls in the provision of housing and employment sites within the emerging Local Development Framework Plan.

The study brief requested the identification of housing and employment opportunity sites only, based upon allocated sites within the Adopted Local Plan (1998) and subsequent additional potential allocated site information provided by RCTCBC as part of the emerging Local Development Plan process. It was agreed that the study would identify additional potential sites from the following sources of information:

- Existing housing and employment land allocations taken from the Rhondda Local Plan. A site visit was made to each of the allocated sites to ascertain level of completions;
- Sites identified by the Housing Land Availability Survey (2003) and work undertaken for 2004;
- Housing sites registered with RCT for inclusion in the UDP/LDP process (known as ‘bid sites’);
- Local studies that have been undertaken including the Treorchy Town Centre Regeneration Strategy (WynThomas), the Maerdy Colliery Study (Atkins);

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<sup>6</sup> For the purposes of this study, the following definition of previously developed land has been adopted “Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures”.

- Regeneration Partnership Action Plans;
- Site visits to the Rhondda Fawr and Rhondda Fach, encompassing a comprehensive street by street appraisal for the whole study area. This was particularly useful in the identification of redundant buildings and vacant residential properties;
- Local planning application records to identify sites with current/extant planning permission for housing or employment uses within the study area.

In the course of undertaking the above work, consultations have been necessary with a number of sources, including:

- Development Control Officers – to identify current planning consents and sites for which planning applications are known to be forthcoming;
- Education Officers – to identify potential sites that may become available during the course of the LDP timescale.

## 4.2 Site and Building Appraisal

All identified sites and buildings were then subject to a preliminary assessment process, to ascertain their general suitability for future use. A site or building appraisal framework was completed on site (a copy of the framework can be found at Appendix C). Both the site and building frameworks were tested on three sites and buildings prior to wider use in the field, to ensure that the forms covered all relevant issues and were user friendly.

The appraisal frameworks collected information relating to the following areas:

- The character of the site or building and its surrounding area (i.e. a brief description of the site and its general condition, including type, tenure and density of current land-use and surrounding land uses);
- Proximity of the site to local services and facilities (including shops, bus stops; employment, community facilities) for sustainability assessment purposes;
- Market factors (including land ownership where known; local commercial/housing market conditions); and
- Potential constraints to development (i.e. evidence of poor access, pollution/contaminated land, topography; utilities, water courses, flood/drainage constraints).

Following on from the initial assessment, a more detailed appraisal of individual sites and buildings took place as the short-list of 'best prospect' sites was developed for each valley. Assessment criteria for this stage followed closely the guidance recently produced by the Welsh Development Agency in the document 'Creating Sustainable Places' and included the following:

**Economic viability** – considering the location of the site or building with regard to market and workforce characteristics;

**Accessibility and ease of movement** – considering the suitability of vehicular access to the site or building, location of the site or building with regard to public transport routes, and accessibility by foot or cycle to a range of community facilities;

**Environmental capital** – considering whether or not the site or building is at risk from flooding, whether any proposed development would result in the loss of agricultural land, whether the site is considered to be greenfield or brownfield land, whether or not the site is protected by environmental designations, whether the site would present an opportunity to remove an eyesore, and whether or not the site or building is considered to have environmental value;

**Site context and character** – whether topographical characteristics of the site may present an obstacle to development, whether development would have an impact on important views/vistas, whether the site or building is in close proximity to existing infrastructure and whether or not there would be potential adverse impact from adjoining land uses;

**Continuity and enclosure** – whether development of the site or building would provide continuity and enclosure in respect to adjacent land uses and whether it would contribute to an active high street frontage.

For each of the above, the suitability of the site or building has been assessed in terms of whether the impact is considered to be undermining (U), poor (P), neutral (N), fair (F), good (G), or excellent (E). Finally, an assessment has been made as to the potential use of the site or building (i.e. whether housing, employment or unsuitable).

A point to note is that, whilst best practice guidance for urban capacity studies indicates that no allowance should be made for greenfield windfall sites, this study has taken into consideration potential greenfield sites due to the constrained nature of the study area. The combination of potential constraints to development from flood-risk on the valley floors to topographical constraints on the steep valley sides can restrict the amount of potential brownfield sites available for new development. Therefore, within this study, greenfield sites are clearly identified, although preference has been given in the appraisal process to prioritising brownfield sites.

Finally, a meeting involving relevant officers from RCTCBC, was held to discuss the sites and buildings identified during the study process in terms of any planning issues, their developability, and market viability. The results of this meeting have fed into the appraisal process.

## 4.3 Identification of Best Prospects

The above appraisal process allowed sites and buildings to be “sieved” to dismiss those sites considered to be unsuitable for (re)development due to insurmountable constraints and to identify the ‘best prospects’ for future

development. The sieving technique therefore categorised all the identified sites and buildings as follows:

- Sites with potential for allocation or as possible housing/employment windfalls (i.e. such sites could be developed within 5 years; have no obvious physical, ownership or other constraints; are easily developable; are likely to be developed by the private sector; and the land is not required for other uses);
- Sites where further investigation is required<sup>7</sup> (i.e. such sites will have some issues to resolve, but could be developed within 5 to 10 years; or have some physical, ownership or other constraints but could be overcome, although attractive to the private sector, may require some public sector intervention; or could be developed for other uses);
- Sites not suitable for development<sup>8</sup> (i.e. such sites will have serious doubts as to whether development of the site would be achieved in the medium term, have major physical, ownership or other constraints and/or wider environmental improvements that are required, be unlikely to be attractive to the private sector and/or have a strong possibility of development for other uses);

The aim of the discounting process is to identify what is likely to be realistically achievable, taking account developability, market viability, local character, and planning standards.

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7 Marginal sites may be affected factors, such as planning policy constraints, other physical, ownership or access constraints; the high value placed on the site by the community for use other than for housing or employment uses; contamination problems; ownership constraints; access and highway issues; local nature conservation value; easements (drains and other infrastructure) etc...

8 Sites and buildings not suitable for development will usually have attributes, characteristics or features that are recognised as being internationally, nationally, or regionally important, which cannot be recreated or restored once lost or damaged due to their high sensitivity to change, and/or have other major physical constraints (contamination problems; ownership constraints; access and highway issues; easements (drains and other infrastructure) etc...which cannot be overcome.

## 5 Databases and Plans – Rhondda Fach

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Sites and buildings identified for the Rhondda Fach are recorded in two separate databases. The databases, and location plans for the sites are provided in this section.

## 5.1 Sites Database – Rhondda Fach

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
1	Park Place	Maerdy	SS 973987	0.32	This is a brownfield site located at the northern end of the Rhondda Fach. The site forms part of a wider area that was allocated for housing development in the Local Plan. Whilst part of the site has now been developed, there is scope to extend this development on the eastern side. Adjacent land uses include a play area and community hall. The site is accessed via a private cul-de-sac. There is a school and bus stop nearby.	There appear to be no obvious constraints to future development of this site.	Council Owned	Local Plan
2	Ceridwen Street	Maerdy	SS 973984	0.09	Previously developed site. Buildings appear to have been recently demolished with brick debris present on site. There is a retaining wall to the rear of the site. Adjacent land uses include residential and retail.	The site is in a good location for bus services and schools and has recently been sold. (01443 757437)	Private	Site Work
3	Rear of Maerdy Road	Maerdy	SS 974981	3.64	Former school site to the south of Wilson Place and west of Maerdy Road. Site is in an elevated position. Adjacent land use to the north and east is residential, with Maerdy County Junior School to the south and undeveloped valley sides to the west.	The site is steep with a flat plateau at the top. Access to the site is poor. Drainage of the site may require further investigation.	Private	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
4	Maerdy Rd	Maerdy	SS 976980	0.32	An elevated brownfield site fronting onto Maerdy Road. There is a high retaining wall (approximately 2m) adjoining the pavement. Site is currently scrubland with areas of tree growth. Access is possible from Maerdy Road via large gates. Site appears to have been vacant for some time. Facilities are good due to position on main road.	Access to the site may be constrained by the elevated position of the site.	Part Council Owned, Part Private	Site Work
5	Rear of Richard Street	Maerdy	SS 978980	5.9	Large scrubland site on two levels. No buildings or structures present, although mapping and site work suggest previously developed land. Ferndale Comprehensive School is located to the south-east of the site, with the river running to the north. Access to the site is currently via Blake Street.	Access may act as a constraint to development. Proximity to the school may prohibit industrial development.	Council Owned	Local Plan
6	Ferndale Industrial Estate	Highfield, Maerdy	SS 984976	1.11	Large potential commercial site within Ferndale Industrial Estate. The site is roughly square in shape, with a slight slope. The site has good access due to existing infrastructure and is in good proximity to local services and facilities. A small amount of vegetation exists on site and there are currently no structures present. Existing adjacent land use is commercial / light industry.	Limited constraints as industrial activities already exist within the immediate vicinity of the site.	WDA / Private	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
7	Ferndale Industrial Estate	Highfield, Maerdy	SS 984976	0.53	Smaller site within the Ferndale Industrial Estate. Again, slightly sloping land. Access may be restricted due to the industrial unit and ambulance station to the north of the site. There are currently no structures present on site.	Access and usage may be restricted due to presence of ambulance station.	WDA / Private	Site Work
8	Ferndale Industrial Estate	Highfield, Maerdy	SS 984976	1.77	Large site to the rear of Ferndale Industrial Estate. Access to the site is good with infrastructure already in place. Adjacent land use is commercial / light industry. The site contains no structures at present. The river flows to the north of the site.	Whilst industrial activities already exist close by, the site is in closer proximity to the river and flooding to part of the site may be an issue.	Council Owned	Site Work
9	Highfield Industrial Estate	The Parade, Maerdy	SS 988975	1.08	Flat scrubland site located at the western end of the Highfield Industrial Estate. Adjacent land uses include industrial / storage to the east and residential to the south. The site appears to have good access.	Limited constraints as industrial activities already exist on the site.	Private	Site Work
10	Station Rd	Ferndale	ST 001970	0.35	Brownfield, embankment site with retaining walls for river bridge. Adjacent uses include residential to west of Station Road and river to the east of the site.	Principal constraint is proximity to watercourse.	Council Owned	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
11	Station Road, East of the river bridge	Ferndale	ST 001971	0.6	Embankment site with access off Station Road. The site extends alongside the river and looks to follow the line of the old railway track. Adjacent land use is mainly residential.	Major constraints include access and proximity to watercourse. The site may also have potential as a recreation route due to line of former railway.	Council Owned	Site Work
12	Playing Fields	Off Albany Street, Ferndale	ST 002965	3.9	Flat playing field site to west of river. Adjacent land uses include residential to the west and the Oaklands Business Park to the south. Structures on site include a changing rooms for the playing fields.	The site is known as Greenwood Park, and provides community recreation facilities. Additional constraints include proximity to watercourse.	Council Owned	Bid Site LDP
13	Land at rear of Gwernllwyn Terrace	Ferndale	ST 006959	0.9	Steep scrubland site located between Gwernllwyn Terrace and Park Street, and bounded by Quarry Street to the west. Some private sheds exist on the site. Access to the site is restricted due to steep topography. Minor watercourse runs close to site.	Possible constraints include topography, access and drainage.	Council Owned	Bid Site LDP
14	Site between Hendrefadog Street and Brynbedw Road	Ferndale	ST010956	0.08	Triangular infill site located to the west of East Road. The site slopes upwards towards Hendrefadog Street. Surrounding land use is residential. Access to services / facilities is good.		Private	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
15	Site between 186 / 187 East Road	Ferndale	ST011955	0.05	Small scale infill site fronting onto East Road. Access to the site is good and its proximity to services and facilities is also good. Adjacent land use is residential.	There appear to be no obvious constraints to development of this site.	Private	Site Work
16	Old School Site, Edmondes Street	Ferndale	ST011954	0.13	Former school site located to the east of East Street. Access to the site is good. The site is level and has been cleared.	There appear to be no obvious constraints to development of this site.	Private	Site Work
17	Site at northern end of Upper Terrace	Stanleytown	ST012949	1.63	Site located to north and east of Upper Terrace. Part of the site is currently used for sheds/garages. Remainder of site is scrubland. Relatively recent small-scale development has occurred at School Villas, at the northern end of Upper Terrace. To the rear of the site is steep valley sides. The site is steeply sloping east to west. Access to the site is steep.	Topography and access would be the major constraints to development.	Private	Site Work
18	Site on Upper Terrace	Stanleytown	ST012948	0.05	This site offers potential for infill development between rows of terraces. Access to Upper Terrace is steep. The site slopes steeply away from the road but current housing has been constructed on similar land.	Constraints include the steep access.	Private	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
19	Llewellyn Street	Pontygwaith, Ferndale	ST 009945	0.06	Recently cleared site fronting onto Llewellyn Street. High retaining wall to rear. Adjacent land use is mainly residential and access would be achieved off Llewellyn Street. There is a bus stop and shops close by.	Limited constraints with the exception of the safety of the retaining wall.	Private	Site Work
20	Deri Terrace	Tylorstown, Ferndale	ST 008945	0.16	Gated previously developed site with a gentle gradient to west up to adjoining allotments. Telegraph pole outside the site restricts access. Adjoining uses include residential and allotments. Access is from Deri Terrace. There are limited services and facilities within close walking distance.	Likely to be suitable for small-scale infill development.	Private	Local Plan
21	Land off Deri Terrace	Tylorstown, Ferndale	ST 008945	1.01	Land appears to be private allotments with limited vehicle access. A stepped footpath seems the only current access to the site. The site contains trees and small stone walls.	Steep land may restrict development, also the lack of access. There is a small stream running close by.	Part Council Owned, Part Private	Local Plan
22	Site off Heol Llechau	Wattstown	ST 015940	14.8	Large potential development site to west of Wattstown. The site is currently open countryside and farmland. Access may be possible from locations in Wattstown, including Pleasant View and Heol Llechau. Site is undulating, with steeply sloping sections.	The major constraints include access to the site and topography. Site also constitutes greenfield land and is in agricultural use.	Private	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
23	Site off Fenwick Street	Pontygwaith, Ferndale	ST 012936	0.68	Site allocated for housing in Local Plan. Development has taken place on part of the site, but there is scope for extension to the southeast. Adjacent land-use is residential, with access via Fenwick Street. Site is steeply sloping in places.	Topography and access may be constraints.	Private	Local Plan
24	Land at the end of The Avenue	Pontygwaith, Ferndale	ST013935	0.69	Large open site with access lane at the southern end of The Avenue. The site is undulating grassland and quite steep in places. There are currently no buildings present on site.	The topography of the site may cause a constraint to development. Potential of the site for development will be enhanced following the completion of the Rhondda Fach Relief Road.	Private	Bid Site LDP

## 5.2 Buildings Database – Rhondda Fach

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
1	Working Mans Institute	Ceridwen Street, Maerdy	SS974984	Large vacant property on a corner site bounded by Institute Street and Ceridwen Street. Building appears to be in poor condition with tarpaulin on the roof. Safety issue in the vicinity of the structure due to the condition of the building. Adjacent land uses include residential and retail. The building is in good proximity to local shops and schools.	Constraints include the possible safety of the building.	Private
2	Former Ironmongers	Maerdy Road No's 50-52	SS974983	Vacant building fronting onto Maerdy Road. Lower floor windows blocked up and others boarded. The structure is in reasonable structural condition at the end of a terrace of residential and retail properties. Parking and access is on Maerdy Road.	The building would appear in need of refurbishment.	Private
3	Small terraced retail property	Maerdy Road	SS974983	Vacant building with boarded lower floor windows, fronting onto Maerdy Road. Adjacent land uses include a florist and residential properties. On street parking and loading bay present outside and in good location for other services / facilities.	The building is on the market (Agents Number: 01443 751437).The building is in need of refurbishment.	Private
4	Former Hairdressers	Maerdy Road	SS974982	Underused building. Hairdressers with shutters and 'Wales Home Working' on upper floor. Building does not appear to be used. Adjacent uses include residential and retail and access to facilities and services is good.	There are no constraints to development.	Private

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
5	Small Warehouse	Highfield Industrial Estate	SS989974	Vacant warehouse / workshop on secure site within the Highfield Industrial Estate. Adjacent use is commercial with similar small units. Good parking provision.	There are no obvious constraints to development. The building is for rent / sale. (Steep Holm - 02920 644640. Seren Ca 01446 772774).	Private
6	Penuel Calvinistic Methodist Chapel	Dyffryn Street	ST000967	Former Methodist Church with frontage onto Dyffryn Street. Adjacent land use is mainly residential and parking is available on-street, although there are parking restrictions within the immediate vicinity of the property.	The building is Grade II listed and in need of refurbishment.	Unknown
7	Seieni Newydd Chapel	Dyffryn Street	ST000965	Former Chapel in poor condition fronting onto Dyffryn Street. Chapel has boarded windows. Adjacent land use is mainly residential.	The building is in need of refurbishment.	Unknown
8	Warehouse type building	Pleasant Hill	ST000966	Large end of terrace building with boarded windows, in poor condition. Adjacent land use is residential and access is good with parking on street.	The building is in need of refurbishment.	Unknown
9	Welfare Hall	East Road	ST010954	Vacant building fronting onto East Road. Broken windows to the side and boarded others. General structural condition appears sound. Adjacent land use is residential with bus stops on either side of the road. Access track to the rear of the property.	The building is listed Grade II. It appears to be in need of refurbishment.	Private

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
10	Former Club	East Road	ST010952	The ground floor level club may still be in use but the upper floors of the building appear greatly underused. The building appears in poor condition. Adjacent land use is mainly residential. Holy Trinity Church is located on the opposite side of the road.	The building would need substantial refurbishment if it were to be used to full potential.	Private
11	Hall	Edmondes Street	ST010952	Old hall with bricked / boarded up windows. The hall seems in good structural condition but unused. Access is good with parking on-street. Building fronts onto Edmondes Street.	The building would appear to be in relatively good condition for re-use.	Private
12	Retail Unit	East Road	ST009951	Former retail unit with residential accommodation above. Building fronts onto East Road.	The building would need refurbishment for re-use.	Private
13	Retail Unit	East Road	ST009951	Three storey unit with shop on ground floor and storage / accommodation above. The building is in good condition and the accommodation may still be in use. However, the shop front is boarded up. Frontage onto East Road.	The building is in need of refurbishment.	Private
14	Retail Unit	East Road	ST009950	Retail unit and two residential properties fronting onto East Road.	Buildings are in need of refurbishment.	Private

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## 6 Suitability for Development – Rhondda Fach

Identified sites and buildings have been appraised as to their suitability for development or re-use. Detailed appraisal sheets for individual sites and buildings can be found at Appendix D. Following the appraisal work, sites have been placed into one of three categories as follows:

- Sites not considered suitable for development;
- Sites where further investigation is required; and
- Sites with potential for development as housing/employment land/mixed-use.

The results of this categorisation process for the Rhondda Fach are given in sections 6.1-6.3 below. With regard vacant/under-used buildings within the Rhondda Fach, those considered to be ‘best prospects’ for re-use or redevelopment for housing or employment opportunities are identified in section 6.4.

### 6.1 Sites Not Considered Suitable for Development

The following sites are considered not to be suitable for development, by virtue of a variety of factors. These include likely timescale for development, the presence of major physical, ownership or other constraints, wider environmental improvements that may be required, that the site would be unlikely to be attractive to the private sector and/or where there is a strong possibility of development of the site for other uses.

Site Reference	Comments
S8 Adj. To Ferndale Industrial Estate	Possible flood-risk to part of the site.
S10 Station Road, Ferndale	Possible flood-risk to part of the site.
S11 East of river bridge, Station Road, Ferndale	Possible flood-risk to part of the site. Possible recreation route of dismantled railway passes through site.
S12 Playing Fields, off Albany Street	Site currently provides community recreation facilities.
S13 Land at rear of Gwernllwyn Terrace	Location unlikely to be considered to be attractive to private sector.
S21 Land off Deri Terrace, Tylorstown	Access, topography and current usage are considerable constraints.
S22 Site off Heol Llechau, Wattstown	Large greenfield site. Possibility of developing part of site, subject to further investigation regarding the environment, drainage and access.
S24 Land at the end of The Avenue, Pontygwaith	Topography of site major constraint.

## 6.2 Further Investigation Required

These are sites where it is considered that further investigation is required – for example where there may be issues to resolve, constraints to overcome (for example physical or ownership), or where public sector intervention may be required for development.

Site Reference	Comments
S1 Park Place, Maerdy	Question whether the land could be developed for recreational use/open space.
S5 Rear of Richard Street, Maerdy	Large site with potential for residential development, subject to further investigation regarding access and flood-risk.
S6 Ferndale Industrial Estate	Further investigation required into level of interest and into condition of land.
S7 Ferndale Industrial Estate	Further investigation required into level of interest, condition of land, and any access restrictions associated with presence of ambulance station.
S9 Highfield Industrial Estate	Further investigation required into level of interest, condition of land.
S14 Site between Hendrefadog Street and Brynbedw Road	Possible suitability for infill development, subject to environmental investigation.
S17 Site at northern end of Upper Terrace	Access issue requires further investigation. Investigation into possible private sector interest.
S23 Site off Fenwick Street	Possible extension of existing housing development.

## 6.3 Potential for Development as Housing/Employment Land

The sites listed below are considered to have the most potential for development as housing or employment.

Site Reference	Comments
S2 Ceridwen Street, Maerdy	Site suitable for small-scale infill development.
S3 Rear of Maerdy Road, Maerdy	Site suitable for residential development.
S4 Maerdy Road, Maerdy	Site suitable for small-scale infill development.
S15 Site between 186/187 East Street	Site suitable for small-scale infill development.
S16 Old School site, Edmond's Street	Site is suitable for residential or low-key employment opportunities.
S18 Site on Upper Terrace	Site suitable for small-scale infill development.
S19 Llewellyn Street, Pontygwaith	Site suitable for small-scale infill development.
S20 Deri Terrace	Site suitable for small-scale infill development.

## 6.4 Rhondda Fach – Best Prospect Buildings

The study has identified fourteen buildings within the Rhondda Fach that are currently vacant or under-used and which may present opportunities for redevelopment/re-use. Half of these buildings are former retail units, located on the main street frontage through the valley and re-use of these buildings for retail is likely to rely upon private sector interest. Of the remaining buildings/potential sites, the following may be suitable for re-use for housing or employment opportunities:

Building Reference	Comments
B1 Working Man's Institute, Maerdy	Demolition of building is under consideration. Release of site with potential for housing development.
B5 Vacant unit, Highfield Industrial Estate	Possible re-use for employment opportunities.
B6 Penuel Methodist Church	Size of the building may be a constraint to conversion for alternative use. Parking may also be a constraint.
B7 Seieni Newydd Capel	Building is in poor condition. Site may have more potential for housing development.
B8 Warehouse, Pleasant Hill	May have potential for small-scale employment use, or conversion to residential.
B9 Welfare Hall	Review of current level of usage may be necessary.

B10 Former Club, East Road	Review of current level of usage may be necessary.
B11 Hall, Edmondes Street	Suitable for conversion to residential dwelling.

## 7 Databases and Plans – Rhondda Fawr

Sites and buildings identified for the Rhondda Fawr are recorded in two separate databases. The databases, and location plans for the sites are provided in this section.

### 7.1 Sites Database – Rhondda Fawr

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
1a	End of Brook Street	Blaenrhondda	SN 925001	Over 10h	Former Blaenrhondda Colliery Site. The site is at the top end of the valley and within twenty minutes drive of the Heads of the Valleys Road. The site is fairly remote from local services and facilities, although a regular bus service currently terminates at the end of Brook Street. The site falls naturally into two areas - sites 1a and 1b on the plans accompanying this database. Both sites are accessed via a bridge from the end of Brook Street. The two sites are dissected by a watercourse. Site 1a forms a natural bowl to the west. The site is relatively level. There are no structures or buildings currently present on this part of the site.	Constraints include steep topography of parts of the site, the presence of a watercourse within the site may make parts of it unsuitable for development, and the relative 'remoteness' of the site to services and facilities.	Part Council owned / Part Private	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
1b	End of Brook Street	Blaenrhondda	SN 926001	32	(see 1a above) Site 1b is a raised scrubland site with established vegetation and trees. Power lines cross the site. The site is initially steep sided with a flat area to the west.	See above	Private	Bid Site LDP
2	Brook Street	Blaenrhondda	SN 926000	0.053	The site comprises an open space mid terrace. Adjacent land use is residential. The site fronts onto Brook Street and has good access. Parking is on-street. River to west of the site. The site is in private ownership.	Possible constraint is the site's proximity to the watercourse.	Private	Site Work
3	Off Blaen-y-Cwm Road	Blaenrhondda	SS 927990	4.64	Large area on site of former Fernhill Colliery, located to the south of Blaen-y-Cwm Road. The site is undulating, with relatively steep sections, including some areas that appear to have been recently planted. Small structure present on site. Watercourse running to the north of the site. To the east of the site is the Ty Nant Industrial Estate. Access to the site is across the river bridge from Blaen-y-Cwm Road.	Possible employment use for part of the site. Signs present on site advising of 'steep, slippery slopes'.	Private	Local Plan

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
4	Eileen Place	Treherbert	SS 931998	0.85	Flat rectangular shaped site with good potential for development. Residential units to east and west of site. The area forms a green space in between terraces but does not appear to be regularly used. There are no structures on site. Access to the site is from Eileen Place.	Constraints to development may be possible recreation use of the site by the local community. The grassed area is currently within the local authority's grass cutting schedule. Site includes part of the Rhondda Fawr Community Route, providing links to the station and Safe Routes to School. Part of the site has previously been considered as a possible site for a new doctor's surgery and for a playing field.	Council Owned	Bid Site LDP
5	Site off Rhigos Road	Treherbert	SS 936987	2.58	Site bounded to the west and north by Rhigos Road. Open countryside to the north and east of the site. There appear to be a number of existing uses on the site, including portacabins/sheds. Riding for the Disabled site located close by. Site is relatively close to services and facilities in Treherbert.	Some of the structures present on site appear relatively new.	Private	HLA

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
6	Old Hospital Site and School Playground	Off Rhigos Road	SS 939986	1.74	Former hospital site located between Rhigos Road and Dumfries Street. The site has steep and narrow access but the site itself is relatively level. There are a number of structures present on site. The playground site lies directly below the hospital site, is a flat and regular shape and shares access with the hospital.	Limited constraints to redevelopment.	Part Council owned / Part Private	HLA
7	Treherbert Infants School Site	Stuart Street, Treherbert	SS 939985	0.42	Site currently occupied by Treherbert Infants School. The building and surrounding site are in good condition. Frontage is onto Stuart Street, with 1.5m high wall enclosing this side of the site.	Review currently being undertaken of primary education in the authority area. Permission has been received to close Treherbert Infants School this summer.	Council Owned	RCT Education Dept.
8	Site off St Mary's Close	Treherbert	SS 941984	1.48	Large site located on steeply sloping land. Site is currently occupied by a number of greenhouses and sheds. Adjacent land uses include residential to the south and undeveloped valley sides to the north. Access to the site is via a small lane off St Mary's Close. The sites proximity to local facilities is relatively good.	The site is steep in places which may act as a constraint. The current access is only single track. Some allotment land is currently in use.	Council Owned	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
9	Bryn Rhedyn	Treherbert	SS 944 983	0.61	Apparently previously undeveloped site encircled by Bryn Rhedyn to the north and with frontage onto Corbett Street to the south. Adjacent land uses include residential development. Woodland to the north of Bryn Rhedyn. Access road for the site already in place.	The site is slightly sloping. There appear to be no significant access or drainage issues. Possible constraint may be relatively high vacancy rate of residential properties in this area.	Council Owned	Site Work
10	Twyn-yr-Eos	Treherbert	SS 944981	0.16	Corner site with frontage onto Twyn-yr-Eos. Site currently houses containers used for storage of building materials for renovation of houses in the area. Adjacent land use is entirely residential. Access to the site is good. The area is quite a distance from local shops and facilities.	There are no significant constraints, although as with site 9 above, there is a relatively high vacancy rate of residential properties in this area.	Council Owned	Site Work
11	Bryn Heulog	Treherbert	SS 944981	0.31	Grassland site with frontage to Bryn Heulog to the NE. Site is slightly sloping NE-SW. Adjacent land use is residential. Access is available from roads to north and east of the site.	There are no significant constraints to development of the site, although as with site 9 above, there is a relatively high vacancy rate of residential properties in this area.	Council Owned	Local Plan

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
12	Corner of Herbert Street	Treherbert	SS 946980	0.18	Corner grassed plot with potential for 1-3 residential units. There are currently no structures present on the site. Adjacent land use is residential. Access is via Herbert St.	Constraints to development include the presence of an electricity sub station on the site.	Council Owned	Site Work
13	Corbett Street	Treherbert	SS 945981	0.16	Grassed area with frontage onto Corbett Street. The site is currently vacant. An RCT community building, the Penyrenghlyn Project, is located adjacent to the site. There is an access track to the rear of the site.	There are no obvious constraints to development, although as with site 9 above, there is a relatively high vacancy rate of residential properties in this area.	Council Owned	Site Work
14	Site near Everest	Treherbert	SS942979	1.57	Large scrubland site accessed off Baglan Street. Adjacent land is currently commercial use. The site is level and contains no structures or buildings. The site is bounded to the east by the river and to the south west by road and railway line.	Flood-risk is a significant constraint.	Council Owned	Site Work
15	Land at the end of Ynysfeo Avenue.	Treherbert	SS 947979	5.41	Large undulating site, with flat plateau area. Part of the site appears to have been cleared. A number of minor watercourses are present on the site. Adjacent land use to west and south of site is residential. The site has a banked boundary.	Site is reclaimed land. Constraints include topography, drainage and possible environmental interest of moorland and woodland habitats on the upper slopes.	Council Owned	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
16	Penyreglyn Infants School, Charles Street	Treherbert	SS945979	0.5	School site located off Charles Street. Site is raised, with a rear retaining wall. Adjacent land-use is residential. Gated access off Ynysfeio Avenue. Access to local facilities is good.	Site is slightly sloping. No significant constraints to development. School site was leasehold, but reverted back into private ownership when the school closed. Dealt with by local estate agents in Treorchy.	Private	Consultation
17	Site at the end of Oak Street.	Treherbert	SS 942979	0.34	Small, flat scrubland site with good access from Oak Street. The site is in good proximity to local services and facilities. Site is bounded to the west by the river.	Flood-risk could be a significant constraint. Local authority has previously been in discussion with local doctors with regard to possible use of site for a surgery. Part of site may be required to form valley footpath link.	Council Owned	Bid Site LDP
18	Site at the end of Mace Lane	Treherbert	SS 950976	1.68	Large site at the rear of Mace Lane. The site has mature tree growth and is relatively steep. Adjacent uses include residential and undeveloped valley sides.	The steep topography of the site may be a constraint.	Part Council owned / Part Private	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
19	Rear of Crown Terrace	Treorchy	SS 950976	3.37	Large site to rear of Crown Terrace. The site is steeply sloping, with mature tree growth. The western end of the site is currently used for the storage of buses. Adjacent land uses include residential and open countryside. Access to the site may be constrained by topography.	The steep topography of the site may be a constraint.	Unknown	Bid Site LDP / HLA
20	Site opposite Ynyswen Infants School	Treorchy	SS 949974	0.51	Flat site with scattered trees and no structures or buildings. Adjacent land uses include Ynyswen Industrial Estate and community facilities including a clinic. The site fronts onto a one-way access road into the Abergorki Industrial Estate. The proximity to services and facilities is good. Watercourse runs to the north of the site.	Possible constraint to development may be proximity to watercourse.	Private	Local Plan
21	Site off Cemetery Road	Treorchy	SS 956975	3.87	Site to rear of recently developed residential units. Large flat site forms a plateau above the Forch Close development. Land-use to the north and west is open countryside, with the cemetery located to the east. The site is flat and has no buildings or structures present. Access could be achieved through the existing housing development.	Possible constraints include a public right of way running along the edge of the site. A Tree Preservation Order (24,1990) is located at the eastern edge of the site.	Council Owned	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
22	Crichton Street	Treorchy	SS 953969	0.31	Flat green site located between the railway line and river. There are currently no structures present on site. Access to the site is via River Terrace. The site is bounded to the south west by the railway line.	Watercourse may be constraint to development.	Private	Local Plan
23	Druids Close	Treorchy	SS 959961	2.9	Steep banked site with slight plateau at the southern side. Site is adjacent to the Druids Close development and is bounded to the south by Pen-twyn Road. There may be potential for an extension to the Druids Close development. The site is covered quite densely with trees.	Topography may be a constraint. Possible land stabilisation issues.	Part Council owned / Part Private	Site Work
24	Cae Mawr Industrial Estate	Treorchy	SS 963962	2.09	Corner plot of the industrial estate currently vacant. The site comprises two large units which are discussed as B8 in the buildings database. Adjacent land use is mainly industry. Access is good from High Street across the river bridge.	Possible private sector interest in this site for housing. Site identified within the Treorchy Regeneration Strategy.	Private	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
25	Vicarage Terrace	Treorchy	SS 950961	3.2	The site is a sloped grassland area, accessed at the eastern end of Vicarage Terrace. Adjacent uses include residential and undeveloped valley sides.	Access may be a constraint. The topography may also cause constraints along with the small watercourse which runs through the site. Site includes previously undeveloped land. The site falls within the Graig Awr Site of Importance for Nature Conservation Interest (SINC 179).	Council Owned	Bid Site LDP
26	David Street	Treorchy	SS 946958	0.16	Corner grassed site with electricity sub station. Adjacent land use is residential. Access to the site is good. There are mature trees along the frontage of the site onto Park Road.	Presence of electricity sub-station would be a constraint. Site is currently used as informal open space.	Council Owned	Site Work
27	Site at rear of Tremains Pub Park Road	Treorchy	SS 944957	0.4	Level grass area with no structures or buildings present. Adjacent land use is mainly residential with some commercial outlets. Access is off Park Road.	Possible constraints include the confluence of two streams below the site. Possibility of a right of way through the site. The site appears to be previously undeveloped land.	Council Owned	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
28	Land adjacent to Alison House Community Facility	Treorchy	SS 950959	1.25	Large flat irregular shaped site. The Alison House youth project is located to the north of the site. Access from Park Road is steep.	Valley bottom site, so proximity to river and potential flood-risk may be a constraint to development. Part of the site may be required to provide valley footpath link and community route link to Cwmparc open access area.	Council Owned	Bid Site LDP
29	Site off Woodland Terrace	Cwmparc, Treorchy	SS 947960	0.77	Triangular site at the western end of Vicarage Terrace. Part of the site fronts onto Woodland Terrace and onto an access track to the rear of Tallis Street.		Private	Site Work
30	Site off Park Road.	Treorchy	SS 947958	0.09	Steep infill site between 238 / 239 Park Road. The site slopes to the south towards Barrett Street. Access to the site is good and local services and facilities are close by.	Topography may be a development constraint.	Private	Site Work
31	Site off Barrett Street	Treorchy	SS 946957	0.2	Large green site off Barrett Street. The site has a slight slope although access is good. The houses in Railway Terrace are overlooked by the site.	Location may act as a development constraint.	Private	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
32	Off Windsor Place	Pentre	SS 965960	0.41	Site currently under development for housing. Adjacent land uses include commercial and residential. Access via Windsor Place.	There may be potential to extend the development to the north (site currently occupied by industrial premises).	Private	Site Work
33	Site off Catherine Street	Pentre	SS 971959	0.77	Possible former land reclamation area, steeply sloped in places. Vegetation and tree growth present on site. No structures present. Adjacent uses include residential to the north and undeveloped valley sides to the east. Access from Thomas Street is steeply sloping.	The topography of the site may cause the biggest constraint to development. Presence of a culvert along the western edge of the site. Possible public right of way through site.	Council Owned	Bid Site LDP
34	Site on Forge Street	Pentre	SS970957	0.08	Small green site at the end of a terrace. Access to the site is good off Ystrad Road. Site is level. Proximity to local facilities and services is also good.	No apparent constraints to development.	Private	Site Work
35	Site to the end of Pleasant View.	Pentre	SS 973954	0.26	Steeply sloping site at the northern end of Pleasant View. Mature vegetation present on site. There is a culverted watercourse within the site. Facilities and services are on Ystrad Road.	Topography is the main obstacle to development.	Council Owned	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
36	Site at rear of Pleasant View	Pentre	SS 972955	0.19	Steep scrubland site with no structures / buildings present. Adjacent land use is residential with access to facilities and services on Ystrad Road. Access to the site could be achieved via Churchfield Row.	The topography and access to the site are its main constraints.	Council Owned	Bid Site LDP
37	Site to the rear of Ystrad Road	Pentre	SS 975953	0.7	Steeply sloping scrubland site with no buildings or structures. Former allotment land. Adjacent land use is undeveloped valley sides to the north. The southern side of the site faces onto properties on Ystrad Road. Access lane is present but is steep and narrow.	Constraints include topography. Access is possible from Pleasant View.	Council Owned	Bid Site LDP
38	Site off Ystrad Road	Pentre	SS 975953	2.7	Steep sloping site with heavy vegetation growth. Access is limited with a row of terraces in front of the site.	Access is possible from Ystrad Road. Outstanding planning application for 31 residential units on the site.	Council Owned	HLA

39	Site at the rear of Dinam Park.	Pentre	SS 966949	13.5	Open space with informal pedestrian access routes through. The land has some structures on it including storage sheds etc. Main adjacent land use is residential to the north and open valley sides to the south and west. Access is available to the site from both Dinam Park and Kennard Street.	The topography of the site is undulating. The site has several watercourses passing through it.	Unknown	HLA
Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
40	Large site at the rear of Kennard Street	Pentre	SS 966949		Large open site with steep topography. The site is in an elevated position at the rear of Kennard Street. Access could be achieved from Kennard Street.	Site is undulating sloping SE-NW. Possible environmental value.	Private	HLA
41	Large site at the rear of Kennard Street	Pentre	SS 966949		Open site with steep slope, extending south from Kennard Street. Access is via a small lane at the end of Kennard Street. Elevated position.	Site is undulating sloping SE-NW. Possible environmental value.	Private	HLA
42	Site at rear of Bwllfa Cottages	Pentre	SS 966949		Open site on mountainside. Site is steeply sloping in places. Some tree growth on site.	Topographic constraints. Possible environmental value.	Council Owned	HLA
43	Site at the rear of Kennard Street	Pentre	SS 968949	0.45	Area of open land to the rear of Kennard Street. The only structures present on site are garden sheds. The adjacent land use is residential to the north and undeveloped valley sides to south. The only access to the site is on the corner of Co-operative Street	Steep access track. Any development would overlook Kennard Street due to the elevated position of the site.	Private	HLA

					and is currently gravel track.			
44	Site at the corner of Ystrad Road / Redrose Hill	Pentre	SS 978952	0.06	Cleared, sloping site on the corner of Ystrad Road and Redrose Hill. The site is enclosed with low walls. Access is via Redrose Hill. The site has good proximity to local facilities and appears to be privately owned.	The only constraint to development of the site is the steep topography.	Private	Site Work
Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
45	Site off Ystrad Road	Pentre	SS 979953	0.3	Sloping wooded infill site between detached houses. Bridleway runs at the top of the site and adjacent land use is dispersed residential.	The site has possible topographic constraints. Steeply sloping access road.	Council Owned	Site Work
46	Site off Ystrad Road	Ystrad	SS 980953	1.05	Open moor land, scrub site to the north of Ystrad Road. A bridleway passes through the site. Parts are steeply sloped with a watercourse running north to south. There are currently no buildings or structures present on site. The site is currently inaccessible by motor vehicle.	Access may be possible from Ystrad Road. Previously undeveloped site.	Council Owned	Site Work

47	Gelli Rd, Gelli Industrial Estate	Pentre	SS 971950	1.18	Cleared plot between two industrial units. The site contains one unit which is currently derelict. All other sites on the estate appear to be occupied. Adjacent land use is commercial and access is good via Gelli Road.	There are no obvious constraints to development.	Private	Site Work
48	Land to east of Nebo Estate	Ystrad	SS 982950	0.72	Open site with mature tree growth. The site is currently used as an access to garages at the rear of William Street and for the keeping of poultry. Adjacent use is residential and access is through the Nebo Estate. Local facilities and services can be accessed on William Street.	River to the north of the site. Possible ownership constraints (appears to be in fragmented private ownership).	Council Owned	Site Work
<b>Site No.</b>	<b>Site Name</b>	<b>Location</b>	<b>Grid Ref.</b>	<b>Approx Size</b>	<b>Description</b>	<b>Constraints / Comments</b>	<b>Ownership</b>	<b>Source</b>
49	Land off Sandybank Road	Ystrad	SS 983953	0.19	Open scrub land with slight slope from north to south. The site contains a private garage and a small shed. Adjacent land use is residential and the site is accessed off Sandybank Road.	There are limited constraints to the site.	Council Owned	Site Work
50	Steep valley area	Ystrad	SS 987953	2.98	Steep valley side site. Slope is heavily vegetated. The land appears to be in agricultural use (grazing) with open countryside to the east.	Development heavily constrained by topography of the site. Greenfield site in agricultural use.	Private	Site Work

51	Land between Tynywaun and Bodringallt Junior School.	Ystrad	SS 987953	0.19	Site to north of Bodringallt Infants School, bounded by low walls. The site contains no structures and is grassed. Adjacent land uses include residential and community. Access could be achieved off Tynywaun but is quite narrow between two residential units.	The site has a slight slope but may still be suitable for development.	Council Owned	Site Work
52	Land off Bryn Terrace	Ystrad	SS 985951	0.14	Vacant site with steep slope from north to south. Access from Bryn Terrace.	An application has been submitted for development similar to that on the adjacent site. Application No. 05/0479/10 for 3x 4 bed dwellings, posted 5/04/05.	Private	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
53	Land off William Street	Ystrad	SS 985950	0.08	Cleared site with frontage onto William Street. Slightly sloping from north to south. There are currently no buildings present on site. Adjacent uses include commercial and residential. Access can be achieved from William Street. The site is in close proximity to local facilities and services.	There are no obvious constraints to development on the site.	Council Owned	Site Work

54	Land off Pen-y-Rhiw	Ystrad	SS 989950	0.07	Site located to the north of Pen-y-Rhiw. Detached dwellings to north and east.	Planning application submitted for the creation of a single dwelling and semi-detached dwellings. Application No. 05/017/10, posted 22nd Feb 2005. The application refers to the land west of 18 Danywern Terrace.	Private	Site Work
55	Land off Dan-y-Craig	Ystrad	SS 990950	0.41	Undulating scrubland with watercourse to west of site. The site has mature tree growth and no structures present. Adjacent land use to the east is residential, with undeveloped valley sides to the north. Access to the site is possible from Dan-y-Craig.	Possible constraints include topography and presence of watercourse. Previously undeveloped site.	Private	HLA / Local Plan
Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
56	Land off Trafalgar Terrace / Cross Street	Ystrad	SS 986948	0.47	Derelict site enclosed with fencing to the north of the railway line. A small building is present on site - this could be an electricity sub station. There is good access to the site from Cross Street and Trafalgar Terrace. Adjacent land uses include residential to the north, the Glyndwr Nursing Home to the west and sports ground to the east. Local facilities and services can be found on William Street.	Kestrel Security are looking after the site (023 80865658), also Second Site Properties (0161 9296781).	Private	Site Work

					and services can be found on William Street. Site is in close proximity to Rhondda Station.			
57	Site off Penrhys Road near Estate	Ystrad	ST 002946	0.3	Access is good off the large roundabout on Penrhys Road. Adjacent land uses include residential to the north west, agriculture, cemetery to the north east and small car parking area to the west. Previously undeveloped land to the south. Site is slightly sloping. Access to local services and facilities is limited.	Site allocated for employment uses in the Rhondda Local Plan. Possible remoteness from services and facilities may be a constraint, as may relatively high vacancy rates on the nearby Penrhys Estate.	Council Owned	Bid Site LDP
58	Land off hospital site	Tonypandy	SS 998942	2.87	Open scrubland site sloping northwards towards the Penrhys estate. The site is adjacent to the current hospital site. Access and parking could be achieved off Partridge Road or alternatively through any new access created to the hospital site itself.	Site could be considered jointly with S59.	Private	HLA
Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source

59	Hospital Site	Tonypandy	ST 000940	6.5	Series of steep plateaux currently housing hospital departments. The site is to be redeveloped as housing when new facility is built and moved. There are various structures and buildings present on site. Adjacent land uses include previously undeveloped land to the east and residential to the west and south. Access is good from the junction of Princess Louise Road/Williams Street. The site is in close proximity to local facilities and services.	The site has limited constraints to development. Access and utility infrastructure are in place and development can occur around the present roads.	Private	Bid Site LDP / HLA
60	Land to south of Mountain View	Tonypandy	ST 000938	0.24	Scrubland site with a number of sheds and poultry pens. Otherwise no structures are present on site. Adjacent land use includes residential to the north and the Ynyscynon Nursery School to the west, with previously undeveloped land to the east and south.	Access could be achieved from Mountain View. Possible fragmented private ownership could be a constraint to development.	Private	Site Work
61	Site to rear of Mountain View.	Tonypandy	SS 999937	1.25	Allotments and car storage area at rear of Mountain View. The only structures on site are garden sheds and green houses. Adjacent land use is residential.	The topography of the site may cause some constraint to development.	Council Owned	Local Plan
Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source

62	Land to the rear of Buckley Road	Tonypandy	SS 998934	Over 10h	Sloping scrubland site to the rear of properties on Buckley Road. Site has limited access. The small access road winds up towards a number of small buildings.	There are both access and topography issues which may limit development of the site.	Private	Bid Site LDP
63	Land near visitor centre	Tonypandy	SS 982928	0.4	Car park with adjoining greenfield area. Access to the site is good as infrastructure is present for the visitor centre. Adjacent land uses include residential and recreation. The site has good proximity to local facilities.	The green area of the site is slightly sloping but the gravel car park area is flat. A small stream runs close to the site.	Council Owned	Site Work
64	Site adjacent to Tonypandy Community Education Centre	Tonypandy	SS 985930	0.29	Roughly square site fronting onto Bryn Terrace and adjacent to the Tonypandy Education Centre in Cwmclydach. The site has a slight slope (north to south) and heavy vegetation growth. Elevated site at Bryn Terrace frontage (approximately 1m high retaining wall).	Site allocated for housing in the Local Plan.	Private	Local Plan
65	Land South of Court Street	Tonypandy	SS 986927	0.42	Grassed site with a slight slope. The site has good accessibility and is in close proximity to local services and facilities. Adjacent land uses include residential and recreational.	Limited constraints to redevelopment. Reclaimed land now forms part of grant-aided landscaped highway approaches.	Council Owned	Site Work
Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source

No.				Size				
66	Land South of Railway Terrace	Tonypandy	SS 985927	0.98	Grassed site bounded to the south by access road to RCT offices. The site is level and has a small drainage ditch at its southern end. Adjacent land uses include residential dwellings to the north and recreational use to the south.	Limited constraints to redevelopment. Reclaimed land now forms part of grant-aided landscaped highway approaches.	Council Owned	Site Work
67	Site at rear of RCT offices	Tonypandy	SS 980928	0.22	Slightly sloping site with mature tree growth. Access to the site would be through the current RCT car park facility. Adjacent land uses include commercial to the north and open space to the south.		Council Owned	Bid Site LDP
68	Site to west of RCT offices	Tonypandy	SS 981926	0.15	Greenfield site with steep access. The site is level once reached and is accessed through the RCT car park. Vegetation growth on the site is mature.		Council Owned	Bid Site LDP
69	Site to south of Cwmclydach Junior School	Tonypandy	SS 979929	0.3	Area of reclaimed land to the rear of Cwmclydach Junior School and Park St. The site is level and access is good via Park St. Proximity to facilities and services is good.	An informal path appears to cross the site (NW to SE).	Council Owned	Bid Site LDP
70	Site off Adams Street	Tonypandy	SS 979931	0.06	Small site currently being used for the storage of vehicles. Land to the east of the site is extremely steep and therefore development may be difficult. Access to the site is steep.	Topography may be a development constraint.	Council Owned	Bid Site LDP

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
71	Land off Howard Street	Tonypandy	SS 975929	0.26	Steeply sloping site off Howard Street. There is potential for development at the top of the site where it joins the road however the lower areas of the site are very steep. Access possible from either Howard Street or Park Street.	Topography may be a development constraint.	Private	Site Work
72	Land south of Park Street	Tonypandy	SS 975928	2.18	Level site to the south of the river. Site may form part of wider land reclamation scheme. Mature tree growth in places. Access to the site is poor.	May be a floodrisk issue.	Council Owned	Bid Site LDP
73	Land on Howard Street	Tonypandy	SS 973928	0.21	Site fronting on to western end of Howard Street. Land at the end of terrace on Howard Street. Steep gradient with lane running to the rear. Adjacent land use to the east is residential, with playground to the west. The site has good access. Proximity to local facilities and services is relatively good, with bus turnaround area within 100m of site.	Topography may be a constraint to development, as may the use of the site as an informal recreation space.	Council Owned	Local Plan
74	Land at the end of Howard Street	Tonypandy	SS 971927	Over 5.0h	Reclaimed site with small pedestrian access over a river bridge. The site is in close proximity to the watercourse and sits in the valley bottom. Access is poor. Adjacent land uses include the river to the north and open countryside.	Access and the proximity to watercourse may cause a development constraint. Site contains the Clydach Vale Miners Memorial.	Council Owned	Site Work

Site No.	Site Name	Location	Grid Ref.	Approx Size	Description	Constraints / Comments	Ownership	Source
75	Site at the end of Gilmour Street	Tonypandy	SS 992927	0.15	Apparently vacant former commercial site located at the end of Gilmour Street and bounded at the southern side by the A4119. Predominantly residential area. Site formerly occupied by Cambrian Roofing Ltd. Part of the site has been developed for housing however, the remainder of the site contains an old structure which may need clearance. Adjacent land use is residential and proximity to local facilities and services is excellent.	Location likely to be unsuitable for employment use due to predominantly residential nature of area.	Private	HLA
76	Site Nr Tonypandy Enterprise Centre	Llwynypia Road, Tonypandy	SS 993932	1.19	Large level site with small amount of vegetation growth. The site appears to have good access and plenty of room for parking on site. It is also in close proximity to facilities and services.	There are no obvious constraints to development of the site.	Private	Site Work
77	Site off A4119	Tonypandy	SS 991921	Over 4.5h	Large greenfield site off A4119. Access to the site is currently restricted although it could easily be achieved. Adjacent land uses include open countryside and residential.	There are limited constraints to development.	Council Owned	Site Work
78	Vacant site off B4278.	Tonypandy	ST 001919	1.7	Vacant brownfield site adjacent to The Lord Tonypandy public house. The site is level and access appears good from the B4278. The site is central to local facilities and services.	The site has good potential for commercial or mixed use. Possibility of interest in the site by Tesco supermarket.	Private	Site Work

## 7.2 Buildings Database – Rhondda Fawr

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
1	Old School Hall	Off Brook Street, over the river bridge.	SN 926000	Old School hall on the same site as the former Blaenrhondda Primary School and bounded to the east by the river and to the west by valley sides. The building appears in relatively good structural condition. Access is single track across the river bridge. Proximity to local facilities is good.	Access constraint due to small track entrance across the river bridge. Proximity to the river may restrict development. The building is currently on the market with Rowland Jones & Partners (01792 648809).	Private
2	Former School Building	Off Brook Street, over the river bridge.	SN 926000	Former Blaenrhondda Primary School building with a modern extension located to the rear of properties on Brook Street. The structure of the building looks generally good, although some windows have been boarded. Adjacent land use is residential (across the river) and open countryside.	River runs to east of site. School declared surplus to requirements and closed in 1999. Disposal on private market. Key holder contact number is 07799 131969.	Council Owned
3	Ail - Adeiladwyd	Former Church on Brook Street.	SS 927997	Former church building with boarded windows. The building is in poor condition, and is currently not weathertight. Church fronts onto Brook Street. Adjacent land use is residential. Access to the church is via a lane to the southern side. Parking is on street. There is good proximity to local facilities.	River flows to the rear of the site. Considerable refurbishment works necessary.	Private

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
4	St Albans Church	St Albans Terrace	SS 929991	Church located on elevated site with retaining wall. Building and site set between St Albans Terrace to the south and Halifax Terrace to the north. The church has boarded windows all around. The general condition of the building appears sound. Parking is on street with access to the church via a series of steps. Access lane via St Albans Terrace.		Private
5	Former Petrol Station	Bute Street	SS 941981	Former petrol station and forecourt fronting onto Bute Street. The adjacent land use is residential. Access to the site is directly off the main road. The site would make a good development site. The building / site do not appear to be on the market.	Possible contamination issues associated with redevelopment of the site.	Private
6	Libanus Welsh Baptist Chapel	Bute Street	SS 942982	Large, derelict chapel, marked as unsafe building. Adjacent land uses include residential to the north and west and surgery to the east. Site has frontage onto Dumfries Street to the north and Bute Street to the south. Parking is on-street. Proximity to local facilities is good.	Constraints include the current condition of the building. The chapel and attached vestry are Grade II listed.	Private

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
7	Former Clubhouse	Luton Street	SS 957969	Former clubhouse located on the corner of Luton Street and Dumfries Street. General condition of the building seems fair. Adjacent land use is residential. Access to the building is achieved from the street. Parking on-street.	Scale of building may be a constraint to redevelopment.	Private
8	Residential Unit	Elizabeth Street	SS 968961	Three storey residential unit and site on the corner of Elizabeth Street and Llewellyn Street. Building appears in relatively good condition. The building may still be in use but appears underused, particularly the upper storeys. Adjoining the building is a small site which has potential for infill development.	No apparent constraints are present.	Private
9	Redundant Commercial Unit	Elizabeth Street	SS 968961	Mid terrace property, formerly commercial use. The lower floor is boarded and the building is not used. Access and parking is good.	Building may be in need of refurbishment.	Private
10	Old club building	Llewellyn Street	SS 971957	Club building in poor condition. Adjacent land use is mainly residential.	Building may be in need of refurbishment.	Unknown
11	Retail Unit	35 Llewellyn Street	SS 970959	Derelict unit in poor condition. Adjacent land uses include offices and residential.	Building may be in need of refurbishment.	Private

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
12	Old commercial unit	Llewellyn Street	SS 971957	Two storey commercial unit next to 'the banc'. The property is currently boarded up on both floors.	Building in need of refurbishment.	Private
13	Retail Unit	212 Ystrad Road	SS 971956	Underused / derelict retail unit. Shutters mask windows and door. The building itself is in a good condition with adequate access and parking. Proximity to local facilities and services is good.	Condition of building may be significant constraint to its re-use.	Private
14	Four Storey Building, Corner of Ystrad Road and Wesley Place	Corner of Ystrad Road and Wesley Place	S S971956	Building in good condition with some floors in use. Adjacent land use is mainly residential although there are some retail units close by.	The building is on the market with 'Partners' to let.	Private
15	Block of flats	206 Ystrad Road	SS 971956	Block of flats apparently underused and in poor condition. Adjacent land uses include residential and area of open space to the west. Site accessed off Ystrad Road. Parking on-street. The lower floor of the building is boarded and previously could have been commercial premises.	The building would need substantial refurbishment for re-use.	Private

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
16	Church building	Gelli Road	SS 971950	Empty church building situated within small plot fronting Gelli Road. The structure of the building appears fair. The building is in close proximity to local services and facilities and access is good.	The building would need upgrading in order to be re-used.	Unknown
17	Gelli and Ton Pentre Working Men's Club and Institution	Gelli Road	SS 976948	Building is on corner plot with frontage onto Gelli Road and Dover Street. Building appears to be vacant although parts may still be in use. The condition of the building is good although windows and doors are shuttered. Access and parking are on street. Building is within a predominantly residential area.	Current usage requires further investigation. Size of building may be a constraint to re-use.	Private
18	Former flats	Ystrad Road	SS 980951	Formally four flats. Building is now derelict and in need of refurbishment. Access is good and services and facilities are close by.	Limited constraints to re-use.	Unknown

19	Single storey hall	Gelligaled Road	SS 988949	Single storey hall with frontage onto Gelligaled Road. The current condition of the building is poor. Windows are boarded up. Adjacent land use is residential. Parking is on street, although restrictions in immediate vicinity of property. The building is in good proximity to services and facilities.	The condition of the building is the only apparent constraint to using the building.	Private
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Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
20	Community Building	Penrhys Estate	ST 000950	Community building located on northern edge of Penrhys Estate. Access via Heol Penyrus.	Isolated location on Penrhys Estate. Potential community usage.	Council Owned
21	Two storey building	Partridge Road	SS 998941	Building located to west of current hospital site. Currently vacant, but this may be as a result of hospital site works.	No constraints are present.	Private
22	Engine House	Llwynypia Road	SS 993932	Former engine house on old colliery site. Poor condition with no roof. Adjacent land use is mainly industry / commercial. Access and parking are good on the road to the industrial estate. The building is in close proximity to facilities and services.	Building is listed Grade II. To be considered with site 76.	Private
23	Llwynypia Boys and Girls Club	Nr Tonypany Enterprise Centre	SS 993930	General building condition is good although windows are boarded and the hall looks like it has not been accessed for a while. Adjacent use is commercial and access and parking are good.	There appears to be potential for the building to be used in the future.	Private
24	Former Club	Court Street	SS 991928	Three storey former club building in poor condition. Adjacent land uses include residential and retail. Access is good but parking is poor. The building is in close proximity to the main services and facilities.	The condition of the building may restrict future use.	Private

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
25	Snooker Hall / Bar	Dunraven Street	SS 992926	Building in good condition but currently for let.	Letting agent Barbara Rees (01443 442444).	Council Owned
26	Derelict retail unit	Dunraven Street	SS 993926	Small derelict retail unit at the end of terrace. The building is in very poor condition with roof tiles missing. Adjacent land uses include retail and residential. Access is good but parking is poor and on-street. The building is in good proximity to services and facilities.	Parking to use the unit may constrain future use.	Private
27	Old Post Office	Compton Road	SS 993924	Old post office building on two levels with bricked / boarded windows. Adjacent land uses include residential and car parking. Access and parking appears to be ok. The building doesn't seem to be on the market.	The condition of the building would be the main constraint to development. There could be potential for conversion into residential units dependant on the internal layout.	Private
28	Former Church	Lower Dunraven Street	SS 995922	Apparently disused church building located opposite the shopping centre on Dunraven Street in Tonypany. On a slightly elevated site, in good proximity to local facilities and services. Adjacent land uses include residential and retail. Parking on-street.	Parking could be constraint to future development.	Private
29	Terraced Property	Miskin Road	SS 998923	Large end of terrace property which looks to have had a former commercial use. The property is currently to let. Parking is on street and access is good. Adjacent land use is mainly residential.	There are limited constraints to development.	Private

Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
				good. Adjacent land use is mainly residential.		
30	RUDC Building	Miskin Road	SS 99922	Old RUDC building, boarded up in poor condition. Adjacent land use is residential with parking off Miskin Road.	Building in need of refurbishment.	Private
31	Visitor Centre	A419, Cwmclydach	SS 982928	Currently boarded-up visitor centre building with lake to the east. Adjacent land uses include industry and offices. Access is good off the A419 and parking is provided.	Consider with adjacent site (S63).	Council Owned
32	Single storey hall	Howard Street, Cwmclydach	SS 974929	Single storey hall fronting onto Howard Street. Building appears in relatively poor condition. Access is good and parking is accommodated by the side of the hall.	Building may be in need of refurbishment.	Private
33	Corner building	Wern Street	SS 979930	Corner building next to 'Bush and Griffiths Builders Merchant'. The building looks structurally sound. Adjacent land uses include commercial and residential. Access and parking are relatively good.	The unusual shape of the building may limit the potential for re-use / development.	Private

34	Stone built Building	Howard Street, Cwmclydach	SS 974929	Possible underused or vacant former workingmen's club fronting onto Howard Street. Located within rectangular site with rear frontage onto Park Street. Two to three storey building that appears to be in relatively good condition. Adjacent land uses include residential and community. Behind the hall is a car park with development potential. Access and parking good.	Size of building may have implications for its re-use.	Private
Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
35	The Bush Hotel	Clydach Road	SS 981930	Former Public House in fairly good condition. Adjacent land use is residential and access and parking are good. The building is in good proximity to local facilities and services.	The building would appear to have residential development potential.	Private
36	Derelict single storey industrial unit.	Penygraig Industrial Estate	SS 999917	The building is currently in poor condition. Adjacent land use is industrial. Access and parking is good. Proximity to local facilities is poor.	Concern over lack of take-up of other properties in the industrial estate.	Private
37	Large industrial unit formally 'Apollo'	Penygraig Industrial Estate	SS 999918	The unit is in generally good condition. Adjacent land use is light industry. Access and parking is good. The site is not close to local services and facilities.	The building is currently on the market to let by Cooke & Arkwright (029 20 346346). Concern over lack of take-up of other properties in the estate.	Private

38	Single storey industrial unit	Penygraig Industrial Estate	SS 999919	Industrial unit in poor condition within small industrial estate. Access and parking for the unit is good. The site is not in close proximity to services and facilities.	Concern over lack of take-up of other properties in the industrial estate.	Private
39	Hall / Storage to rear of Shop	Glannant Street	SS 998916	In relatively good condition with bricked up windows. Adjacent land uses include retail and residential. Access is good with limited on street parking. The building is in close proximity to local facilities and services.	Parking may be a constraint to re-use.	Private
Building No.	Building Name	Location	Grid Ref.	Description	Constraints / Comments	Ownership
40	Derelict retail units	Tylacelyn Road	SS 998916	Two opposite corner retail units empty. All are in good condition with shutters on the windows. Adjacent land uses include residential and retail. Access is adequate with limited parking on street.	Parking may constrain future use.	Private
41	Retail Unit	32 Brook Street	ST 001909	Former retail unit with residential accommodation above. The building is currently being refurbished.	The building will apparently be in use in the near future.	Unknown
42	Retail Unit	54 Brook Street	ST 001909	Former retail unit now derelict. The building is in quite poor condition with boarded windows. Access is good, parking is on-street. The building is within good proximity to local facilities and services.	There appears to be potential for re-use as either retail or residential.	Unknown

43	Former club	Brook Street	ST 001910	Vacant two storey building with parking to southern side. The building is in good condition and access and parking are good.	The building is currently on the market with Barbara Rees Estate Agents.	Unknown
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## 8 Suitability for Development – Rhondda Fawr

Identified sites and buildings have been appraised as to their suitability for development or re-use. Detailed appraisal sheets for individual sites and buildings can be found at Appendix E. Following the appraisal work, sites have been placed into one of three categories as follows:

- Sites not considered suitable for development;
- Sites where further investigation is required; and
- Sites with potential for development as housing/employment land/mixed-use.

The results of this categorisation process for the Rhondda Fawr are given in sections 8.1-8.3 below. With regard vacant/under-used buildings within the Rhondda Fawr, those considered to be 'best prospects' for re-use or redevelopment for housing or employment opportunities are identified in section 8.4.

### 8.1 Not Suitable for Development

The following sites are considered not to be suitable for development, by virtue of a variety of factors. These include likely timescale for development, the presence of major physical, ownership or other constraints, wider environmental improvements that may be required, that the site would be unlikely to be attractive to the private sector and/or where there is a strong possibility of development of the site for other uses.

Site Reference	Comments
S1a and S1b Former Blaenrhondda Colliery Site	Sites consider to have significant constraints and may be more suited to alternative, low-impact usage e.g. tourism.
S4 Eileen Place, Treherbert	Site may be more suited to use as green open space for local community.
S17 Site at the end of Oak Street, Treherbert	Flood risk issue and size of site are significant constraints to development in this location.
S22 Crichton Street, Treorchy	Site considered suitable for alternative use, e.g. recreation space for local community.
S23 Land adjacent to Druids Close	Possible environmental, topographic and land stabilisation issues associated with site.
S25 Rear of Vicarage Terrace	Site considered unsuitable for development.
S26 David Street, Cwmparc	Site considered more suited to area of open space.
S27 Site at rear of Tremains PH	Greenfield site; potentially significant drainage issue on site.
S28 Land adjacent to Alison House Youth Project	Valley bottom site. Drainage issues, steep access.

S33 Site off Catherine Street, Pentre	Topography of site and access are major constraints.
S35 Site to northern end of Pleasant View	Site not considered suitable for redevelopment due to topography and drainage issues.
S36 Site at rear of Pleasant View	Site not considered suited to redevelopment due to access and possible environmental value.
S40 Large site at rear of Kennard Street	Poor access; possible environmental value.
S41 Large site at rear of Kennard Street (2)	Poor access; possible environmental value.
S43 Small site at rear of Kennard Street	Steep access to site. Elevated position overlooking development on Kennard Street.
S45 Site off Ystrad Road	Topography and possible environmental value. Bridleway passing through site.
S46 Site off Ystrad Road	Previously undeveloped land. Possible environmental value.
S48 Land to east of Nebo Estate	Not considered suitable due to current usage, possible ownership issues, proximity to river.
S50 Steep valley area, Ystrad	Topography and greenfield site in agricultural use.
S55 Land off Dan-y-Craig	Topography, presence of watercourse may restrict development.
S57 Site off Penrhys Road	Location may be a constraint to suitability of site for development.
S60 Land to south of Mountain View	Possible ownership constraint.
S61 Land to rear of Mountain View	Possible ownership constraint.
S62 Site to rear of Buckley Road	Site as a whole not considered suitable for development.
S63 Land near Visitor Centre, Tonypandy	Site considered to have more benefit as alternative use (e.g. community, tourism, open space).
S65 Land south of Court Street	Considered to have more value as area of open space.
S66 Land south of Railway Terrace	Considered to have more value as area of open space.
S70 Site off Adams Street	Not considered suitable due to size of site and topography.
S72 Land south of Park Street	Possible drainage/flood-risk issues; possible environmental value.
S74 Land at the end of Howard Street	Possible ground condition issues. Site may be suited to alternative development e.g. recreation.

## 8.2 Further Investigation Required

These are sites where it is considered that further investigation is required – for example where there may be issues to resolve, constraints to overcome (for example physical or ownership), or where public sector intervention may be required for development.

Site Reference	Comments
S2 Brook Street, Blaenrhondda	Site likely to be suited to small-scale infill, subject to further investigation regarding flood-risk.
S3 Off Blaen-y-Cwm Road, Blaenrhondda	Site may be suited to employment use, subject to further investigation regarding access, drainage and environmental issues.
S5 Site off Rhigos Road, Treherbert	Further investigation into ownership and extent of current usage required.
S8 Site off St Mary's Close	May be suited to residential development, subject to further investigation regarding ownership and access.
S9 Bryn Rhedyn	Public sector intervention may be required for development of site to residential.
S10 Twyn-yr-Eos	Public sector intervention may be required for development of site to residential.
S11 Bryn Heulog	Public sector intervention may be required for development of site to residential.
S13 Corbett Street	Public sector intervention may be required for development of site to residential.
S14 Site near Everest	May be suited to employment use. Further investigation required regarding flood-risk.
S15 Land at the end of Ynysfeio Avenue	Site as a whole not considered to be suitable for development. However, proportion of site to southern end may be suitable, subject to further investigation.
S20 Site opposite Ynyswen Infants School	Further investigation into flood-risk required.
S21 Site off Cemetery Road, Treorchy	Site may be suitable for residential development, subject to further investigation into land issues and potential alternative uses (e.g. recreation).
S29 Site at western end of Vicarage Terrace	May be suited to small-scale residential development, subject to further investigation.
S30 Site off Park Road	May be suited to small-scale infill development, subject to further investigation.
S31 Site off Barrett Street	May be suited to residential development, subject to further investigation.

S32 Off Windsor Place, Pentre	Site to north may be suited for extension to current housing development, subject to relocation of industrial unit.
S37 Site to rear of Ystrad Road	Further investigation required into ownership, drainage and access.
S38 Site off Ystrad Road	Further investigation required into ownership, drainage and access.
S39 Site at rear of Dinam Park	Further investigation required into possible environmental value, ground condition and designation of space for recreation.
S42 Site at rear of Bwlla Cottages	Further investigation required into environmental issues, drainage, ground condition and access.
S44 Site at corner of Ystrad Road/Redrose Hill	Access, parking and topography may be significant constraints.
S47 Gelli Road, Gelli Industrial Estate	Further investigation required into level of interest, ground condition.
S56 Land off Trafalgar Terrace	May be suitable for employment or residential use. Further investigation required into presence of substation on site and ground condition.
S58 Land off Hospital Site	Further investigation into suitability of site required. Can be considered with S59.
S67 Site at rear of RCT Offices	Further investigation into suitability of site required.
S68 Site to west of RCT Offices	Further investigation into suitability of site required.
S69 Site to south of Cwmclydach Junior School	Possible suitability of site for residential development. Further investigation required into use of site, including as informal recreation by local community.
S75 Site at the end of Gilmour Street	Suited to residential development subject to resolution of ownership issues/current usage.
S76 Site nr Tonypandy Enterprise Centre	Possible development of site in conjunction with building B22. Further investigation into possible end-uses and suitability of site required.
S77 Site off A4119	Further investigation into suitability of site required.

## 8.3 Potential for Development as Housing/Employment Land

The sites listed below are considered to have the most potential for development as housing or employment.

Site Reference	Comments
S6 Old Hospital Site and former School Playground	Site suitable for residential development or possible mixed use.
S7 Treherbert Infants School site	Building may be suitable for conversion to residential units; alternative use of site for residential development.
S12 Corner of Herbert Street	Site suitable for infill residential development.
S16 Penyreglyn Infants School	Site may be suitable for residential development.
S24 Cae Mawr Industrial Estate	Site considered suitable for residential or employment use.
S34 Site on Forge Street	Site may be suited to small-scale infill development.
S49 Land off Sandybank Road	Possible development for residential use.
S51 Land between Tynywaun and Bodringallt Junior School	May be suited to small scale infill development.
S52 Land off Bryn Terrace	Site may suitable for small-scale infill housing development.
S53 Land off William Street, Ystrad	May be suited to infill residential development.
S54 Land off Pen-y-Rhiw	Small-scale housing dwelling (possibly single unit).
S59 Hospital Site, Tonypandy	May be suited to mixed use development (possible consideration with site S58, subject to further investigation).
S64 Site adjacent to Tonypandy Community Education Centre	Considered to be suitable for housing development.
S71 Land off Howard Street	May be suited to residential development.
S73 Land on Howard Street	May be suited to residential development.
S78 Vacant site off B4278	Possible use for employment purposes.

## 8.4 Rhondda Fawr – Best Prospect Buildings

The study has identified 43 buildings within the Rhondda Fawr that are currently disused or under-used and which may present opportunities for redevelopment/re-use. The buildings have a mixture of former uses, including:

- Five former churches/chapels;
- Five former club houses;
- Eight buildings with a former community use; and
- Eight former retail units.

Of these buildings, the retail units tend to be located on the main street frontage through the valley and their re-use for retail is likely to rely upon private sector interest. Some of the remaining buildings may have potential for refurbishment, or alternatively for clearance and redevelopment of the individual sites. The following may be suitable for housing or employment opportunities:

Building Reference	Comments
B1 Old School Hall	Potential for conversion to residential, subject to further investigation regarding flood-risk and suitability of access.
B2 Former School Building	Potential for conversion of building or re-use of site for residential, subject to further investigation regarding flood-risk and suitability of access.
B3 Ail-Adeiladwyd	Building in need of significant investment prior to re-use due to current condition. Consideration of demolition and re-use of site for alternative purposes (possible residential use or community use e.g. open space)
B4 St Albans Church	Potential for conversion to alternative use, subject to further investigation into levels of current usage.
B5 Former Petrol Station	Further investigation into level of demand for previous usage of site. Otherwise potential for site clearance and re-use, subject to investigation into ground condition.
B6 Former Chapel, Bute Street	Further investigation into current level of usage required. Significant building in streetscape.
B8 Residential Unit, Elizabeth Street	Suitable for refurbishment and possible conversion into flats; utilisation of adjacent area for parking.
B12 Commercial unit adj 'The Banc'	Prominent building. Possible conversion into residential flats, subject to further investigation into car parking.

B22 Former Mill, Lwynypia	Significant building and surrounding site. Further investigation required into potential uses.
B23 Llwynypia Boys and Girls Club	Possible refurbishment and re-use for employment purposes.
B27 Old Post Office	Good location in close proximity to district centre.
B30 RUDC Building	Location and structure of the building may make it unsuitable for re-use for employment purposes. Consideration of clearance of site for residential infill development.

## 9 The Way Forward

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This study has assessed the potential for new housing, employment and mixed-use development within the Central and Upper Rhondda Valleys, through the identification and appraisal of potential sites over one third of a hectare and under-used or vacant buildings. The findings of this study will be used to inform Rhondda Cynon Taff's emerging Local Development Plan.

Just over one hundred sites have been identified in total, together with nearly sixty buildings worthy of consideration for redevelopment or re-use. In assessing the suitability of individual sites and buildings, consideration has been given to those factors that may inhibit potential development (such as access, topography, alternative uses for the site) and to sustainability principles. As would be expected in a valley area, common issues and constraints identified have related to topography (steep valley sides) and flood-risk in the valley bottoms.

This document essentially provides a database of the sites and buildings identified, together with the classification of sites as to whether they have potential for development, whether further investigation is required, or whether they are simply not suitable. The following are considered to be the next steps for the sites and buildings identified:

### Sites

- Ratify the findings of this study in terms of the identification, appraisal and classification of sites.
- Assess likely housing yields from those sites considered suitable for residential development.
- Develop schedule of potential infill housing sites.
- Sites considered in need of further investigation should be prioritised and work undertaken where necessary – particularly with regard to access, drainage and flood-risk.
- In light of more detailed information, identify likely timescales for bringing sites forward.

### Buildings

- Undertake further investigation where necessary (for example structural condition surveys, or where buildings may simply be under-used, a review of the current level of usage may be necessary).
- Where appropriate, undertake a community consultation exercise for individual buildings – certain of the buildings may have historic or visual importance, or are simply central to the communities in which they are located. As such, the future of these buildings may engender strong local feeling and may also identify additional local opportunities.

# Appendix A

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## Housing Allocation Sites Rhondda Local Plan (1998)

### Housing Allocation Sites (Rhondda Local Plan 1998)

Location	Ward	Area (Ha)	No. of Units
Land at Delwen Terrace, Blaencwm	Treherbert	0.95	25
Former 26-33 Hednrewen Road, Blaencwn	Treherbert	0.06	2
Land at Ninian Street	Treherbert	1.03	20
Land at Brynhyfryd Street, Ynyswen	Treorchy	1.50	20
Land at the rear of Llys Glanrhondda, High Street	Treorchy	1.83	40
Land at Tynybedw Terrace	Treorchy	0.27	6
Land rear of Kennard Street, Ton Pentre	Pentre	0.45	10
Land rear of Ystrad Road	Ystrad	2.7	40
Land at Dan-y-Coed	Ystrad	0.41	10
Land at Harcombe Road	Llwynypia	0.10	3
Land at Howard Street	Clydach	1.18	6
Site of Former 1-11 Marian Street	Clydach	0.28	3
Site of Former Blaenclydach School	Clydach	0.29	6
Land at Gilmour Street	Tonypanyd	0.23	3
Land at Gwenfron terrace, Williamstown	Penygraig	0.26	3
Land at Gwan Bedw	Cymmer	0.33	8
Land at School Street	Cymmer	0.2	3
Land at rear of Yorkies Public House	Cymmer	1.1	20
Land at Witherdene Road, Stanleytown	Tylorstown	0.24	3
Land rear of Fenwick Street, Pontygwaith	Tylorstown	1.1	5
Land rear of Madeline Street, Pontygwaith	Tylorstown	1.31	5
Land at former Maerdy County Junior School	Maerdy	3.64	65
<b>TOTAL</b>		<b>19.69</b>	<b>322</b>

# Appendix B

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## Employment Allocation Sites Rhondda Local Plan (1998)

### Employment Allocation Sites (Rhondda Local Plan 1998)

Location	Ward	Area (Ha)
Land at Tydraw Reclamation Scheme	Treherbert	3.09
Land to the east of Station Terrace	Treherbert	1.85
Land at Ynyswen Industrial Estate	Treherbert	0.46
Polikoff Site 1, Ynyswen	Treherbert	0.63
Land at Abergorki Industrial Estate	Treorchy	0.30
Land Formerly EMI, Caemawr Industrial Estate	Treorchy	0.29
Land at Gelli Industrial Estate	Ystrad	0.48
<b>TOTAL</b>		

# Appendix C

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## Site and Buildings Assessment Framework

### SITE APPRAISAL FRAMEWORK

<b>Site Reference No.</b>	S1	<b>Greenfield/Brownfield/Unknown (G/B/U)</b>	
<b>Photo Reference No.</b>			
<b>Location (street name, settlement)</b>			
<b>Brief Description of Site (e.g. current/last use, condition, characteristics (e.g. shape), site boundaries)</b>			
<b>Structures present on site (e.g. buildings/walls)</b>	<b>Notes (e.g. type of structure/size/location/condition)</b>		
<b>Adjacent land-uses (e.g. residential/commercial)</b>			
<b>Access and Parking</b>			
<b>Proximity to Local Facilities (e.g. shop, school, bus stop)</b>			
<b>Is site on the market? (note agent's details)</b>			
<b>Land Ownership (if known)</b>			

<b>POSSIBLE CONSTRAINTS:</b>			
<b>Topographic</b> (e.g. steeply sloping land)	Y/N	<b>Notes:</b>	
<b>Access issues</b>	Y/N	<b>Notes:</b>	
<b>Proximity to watercourse</b>	Y/N	<b>Notes:</b>	
<b>Utility infrastructure present on site (e.g. electricity substation)</b>	Y/N	<b>Notes:</b>	
<b>Other (describe below)</b>			
<b>Initial assessment of suitability of site</b>	<b>Residential</b>	<b>Employment</b>	<b>Mixed-use</b>
<b>Any Other Information</b>			

<b>COMPLETE IN OFFICE</b>			
<b>Grid Ref</b>		<b>Approx. size of site (ha)</b>	
<b>Planning History</b> (e.g. Local Plan allocation/planning permission)			

### BUILDING APPRAISAL FRAMEWORK

<b>Building Reference No.</b>	B1	<b>Vacant/Underused (V/U)</b>	
<b>Photo Reference No.</b>			
<b>Location</b> (street name, settlement name)			
<b>Brief Description of Building (e.g. current/last use, size (no. storeys), characteristics)</b>			
<b>Condition</b> (e.g. good, derelict)			
<b>Adjacent land-uses</b> (e.g. residential/commercial)			
<b>Access and Parking</b>			
<b>Proximity to Local Facilities</b> (e.g. shop, bus stop, school)			
<b>Is building on the market?</b> (note agent's details)			
<b>Land Ownership</b> (if known)			

<b>POSSIBLE CONSTRAINTS:</b>		
<b>Access issues</b>	Y/N	Notes:
<b>Proximity to watercourse</b>	Y/N	Notes:
<b>Other (describe below)</b>		

<b>Any Other Information</b>
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<b>COMPLETE IN OFFICE</b>			
<b>Grid Ref:</b>		<b>Approx. Ground floor area</b>	
<b>Listed?</b>	Y/N		
<b>Planning History</b>			

# Appendix D

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## Site Appraisal Sheets – Rhondda Fach

# Appendix E

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## Building Appraisal Sheets – Rhondda Fach

# Appendix F

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## Site Appraisal Sheets - Rhondda Fawr

# Appendix G

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## Building Appraisal Sheets - Rhondda Fawr