



RHONDDA CYNON TAF

**Rhondda Cynon Taf
(Taff Ely) Local Plan**
(Including Waste Policies)

Cynllun Lleol (Taf Elái)
Rhondda Cynon Taf
(Gan Gynnwys Polisiâu Trin Gwastraff)

1991 –2006

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1. Introduction

1. INTRODUCTION

1.1 Rhondda Cynon Tâf County Borough Council have produced this Local Plan to help members of the public and business interests understand what kinds of development will be allowed in the Taff Ely area and where.

1.2 Taff Ely is in a strong position to attract inward investments in economic development, yet the area has a wealth of beautiful countryside. The Local Plan is to help attract development that does not spoil the environment, now or in future.

1.3 Local Plans always consist of a written statement and a proposals map. (In cases of inconsistencies between the two - should any be found - the written statement would prevail.)

1.4 The written statement is divided into chapters, with environmental issues appearing first to emphasise their priority. Chapters follow dealing with land use and then infrastructure. Policies are in **bold type**.

1.5. The large Proposals Map is at 1:15,000 scale with an inset for the most complicated area, the centre of Pontypridd. It is cross-referenced to the policies in the written statement.

1.6 The Taff Ely area occupies a strategic location in industrial South Wales. Adjoining the south of the plan area are Cardiff, capital city of Wales, and the attractive rural Vale of Glamorgan. To the north are the formerly important coal and iron producing areas of the Rhondda Valleys, Cynon Valley and Merthyr Tydfil.

1.7 East and west of the plan area lie the former coal mining areas of the Rhymney and Ogmore (Ogwr) valleys, which include the major towns of Caerphilly and Bridgend.

1.8. There are excellent road and rail links between Taff Ely and the rest of the United Kingdom. The M4 South Wales to London motorway follows the southern boundary, whilst the Fishguard - Paddington Great Western rail service passes through the south of the area. Cardiff International Airport is located to the south.

1.9 The steep-sided Taff Vale dominates the east of the plan area. Coal mining has ceased, and a new image is emerging of modern manufacturing and service provision in a pleasant environment. Pontypridd, the main settlement, is an important market town and service centre which derives strength from its position at the confluence of the Taff and the Rhondda rivers. The Taff Vale also has a large and growing manufacturing base in Treforest. The A470 Cardiff to Conway trunk road traverses the valley through Pontypridd and provides a link between the valleys and the M4, Cardiff and the Brecon Beacons National Park. The Valley Lines rail network connects the valley communities to Cardiff and rail services to the rest of the UK via Pontypridd.

1.10 In the Ely Valley, topography does not impose the same restraint on development as in the Taff Vale. Llantrisant is the main settlement, a major manufacturing base and a service centre for growing residential areas nearby. It combines a thriving modern image with historical interest derived from the old hill town. The town's most famous employer is the Royal Mint. Most of the shopping and business function is centred in Talbot Green.

1.11 There are former mining communities north and west of Llantrisant, and dormitory villages nearer to Cardiff. The A4119 provides an important road link from the Rhondda Valley to the M4 via Llantrisant.

1.12 The A473 Bridgend-Llantrisant-Pontypridd road provides the plan area with its main east-west route north of the M4.

1.13 Outside the developed valleys, there is much attractive countryside, some of it in prominent hills and ridges. Forestry and agriculture are the main activities, although there is also potential for quiet, informal recreation.

Planning Vision for Taff Ely

1.14 The main tasks for land-use planning in Taff Ely are:

1. Safeguarding and enhancing the environment, including protection of the countryside, and of buildings, open spaces, trees, habitats and other features having local or special value;
2. Urban renewal, involving economic regeneration of former mining communities, infrastructure enhancement and environmental improvements;
3. Sustainable development, building on the area's locational advantages, and encouraging reduction in consumption of non-renewable and natural resources including land, whilst conserving and enhancing the quality of air, water and soil resources.

Local Plan Strategy

1.15 The Local Plan strategy is as follows.

1.16 Countryside is to be protected and enhanced for its landscape, nature conservation, agricultural, historic and recreational value, especially the coalfield plateau, valley sides, significant rural breaks between settlements and specific features of interest.

1.17 The built environment is to be protected where appropriate and enhanced as opportunities allow, by use of good design in new development, control of advertisements, protection of conservation areas and listed buildings, preservation of trees and open spaces of particular value, and implementation of schemes for land reclamation, traffic management and environmental improvements (facelift schemes).

1.18. The level of housing development is to be no greater than the capacity of sites identified for this purpose, as the Structure Plan housing land requirement is fulfilled already, and to attempt to attract more development would undermine the position of other valley communities seeking to maintain their viability. Although 64% of the land supply is in the Llantrisant policy area, 36% is in the two policy areas that include the Tonyrefail and Pontypridd valley communities. This balance allows for growth in the valley communities, therefore the strategy is to at least maintain the balance in favour of the Tonyrefail and Pontypridd policy areas.

1.19. The level of industrial development is to be no greater than the capacity of land already committed for this use, as there is more than sufficient land identified already to meet the needs of both Taff Ely and the Rhondda and to allow opportunities to exploit the development potential of the M4. The Llantrisant policy area holds 62% of the total land supply, whilst the valley community policy areas hold 37%. This again allows for growth in the valley communities, and reduced dependence on travelling south to work. Therefore the strategy, as for housing land, is to at least maintain the balance in favour of the Tonyrefail and Pontypridd policy areas

1.20. The infrastructure of roads, railways and cyclepaths is to be developed to reduce congestion, bring environmental relief and provide attractive alternatives to the use of private cars.

1.21 Retail development is to be allowed which supports regeneration and continued vitality and viability of town and district centres.

Locational Strategy: The Policy Areas

1.22 There is reference throughout the Local Plan to three policy areas in Taff Ely. (Originally there was a fourth policy area, Pentyrch, but this was deleted from the Plan following transfer of the Pentyrch area to Cardiff in 1st April 1996.) The policy areas should help readers identify proposals affecting particular parts of the plan area. Policy area boundaries very largely coincide with Electoral Division and Community/Town Council boundaries, unlike the old Local Plans. The policy areas are as follows:

1.23 Llantrisant policy area covers the Community Council areas of Brynna, Llanharan, Llanharry, Pontyclun, Llantrisant and Llantwit Fardre, except Treforest Industrial Estate. It approximates to the old Llanharan and Llantrisant local plan areas. This area has a most favourable combination of locational advantages and an attractive environment. Infrastructure provision, especially of roads and sewers, has tended to lag behind development. Existing and planned investment in roads and sewers is geared to the quite substantial existing allocations of land for housing and employment. It will be important to contain development within the capacity of the infrastructure that serves it.

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1.24 The Llantrisant policy area includes extensive areas of countryside of special landscape value. It is considered important to protect the rural character of the approach to the Ely Valley from the M4; prominent and significant open spaces and landscape features; historic landscapes and countryside of special landscape value.

1.25 Talbot Green district centre is a thriving well-located shopping area serving the Ely Valley and it is considered important to maintain its position as such.

1.26 Pontypridd policy area covers the areas of Pontypridd Town Council and Taffs Well Community Council, together with that part of Treforest Industrial Estate in Llantwit Fardre. It merges the three old local plan areas of Pontypridd Town Centre and District and Taffs Well.

1.27 This area comprises the Taff Vale and its confluence with the Rhondda and is tightly constrained by the steep valley topography. The valley slopes and coalfield plateau form a distinctive setting of special landscape value and worth conserving, and where development would be expensive to service.

1.28 Pontypridd Town Centre lies in a strategic position in the Valleys and the area as a whole has good transport links. The end of coal mining has led to a significant improvement in the environment and to new employment opportunities in business and industry.

1.29 The priority in this area is to make use of the locational and transportation advantages and the improved environment. Further development opportunities within the landscape and topographical constraints are needed to secure continued urban renewal and economic regeneration in the area, including regeneration of Pontypridd Town Centre.

1.30 Tonyrefail policy area consists of Gilfach Goch and Tonyrefail Community Council areas. It approximates to the old Tonyrefail and Gilfach Goch Local Plan area. The area includes part of the Cwm Ogwr Fach and the relatively shallow upper Ely Valley. Its distinction is that the former mining communities have not merged into continuous built-up areas. The main advantages are the fine countryside of special landscape value, the relative lack of topographical constraints on development and the accessibility afforded by the upgraded A4119 Rhondda - M4 road. In the past, new employment opportunities have not been quick to follow coal closures.

1.31 The main task for this area is to provide the development opportunities and urban renewal schemes necessary to secure local employment and to strengthen the local communities. It will also be important to maintain rural breaks between settlements and the high landscape quality of the countryside.

Legal Background

1.32 As Local Planning Authority, Rhondda Cynon Tâf County Borough Council is preparing Taff Ely Local Plan under section 36 of the Town & Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991).

1.33 Some provisions of the Act are amplified in the Town and Country Planning (Development Plan) Regulations 1991. These Regulations, and the relevant parts of the Act, came into force on 10th February 1992.

1.34 The principal Government guidance on interpretation of this legislation is found in Planning Policy Guidance note 12 "Development Plans and Strategic Planning Guidance in Wales", known as PPG12 (Wales) and dated February 1992.

1.35 Some of the main features of this framework include:

1. Planning applications are to be decided according to the "development plan", unless there are relevant factors that indicate otherwise.
2. The "development plan" means the County Structure Plan and the Minerals Local Plan read together with other Local Plans. In May 1996, the Secretary of State for Wales authorised Rhondda Cynon Tâf County Borough Council to complete work on Taff Ely Local Plan with the exclusion of the Pentyrch policy area.
3. Local Plans must cover the whole area of a former district (borough) and their preparation is mandatory.
4. Plans must now take account of the need to protect the natural and built environment whilst making adequate provision for housing and economic development.

1.36 The requirement to decide planning applications in accordance with the "development plan" (unless other material considerations indicate otherwise) replaces a duty to simply take into account the development plan alongside all other material considerations. It is not yet known how the courts will interpret what amounts to a shift in emphasis rather than a change of substance. However, it is clear that Parliament intended to enhance the status of development plans; it is also clear that development interests are assuming that this is so and are therefore seeking full participation in the plan preparation process.

Purpose

1.37 The main purpose of Taff Ely Local Plan is to guide development control decisions. That is, this Plan is designed to provide a statutory, up-to-date, reasonably detailed indication of how planning applications should be treated. The plan period is 1995 to 2006. This end-date is chiefly used to

judge the adequacy of the land supply for housing, business and industrial development. Some policies of the plan, such as those for conservation of wildlife and landscape, can be expected to have a considerably longer application, beyond 2006. Furthermore, it is not the purpose of the plan to give a blueprint picture of the plan area in 2006. Firstly, because a Local Plan covering a wide area will not be capable of dealing with every aspect of development control, especially small-scale matters such as domestic developments. Secondly, on some issues it will be appropriate for the Local Plan to leave room for judgement on individual planning applications. Although the balance between certainty and flexibility in Plans has shifted markedly towards certainty, it is not possible or reasonable to remove all flexibility.

1.38 One traditional purpose of Local Plans is to promote development proposals. Whereas there is a right of appeal against refusal of planning permission, there is no appeal against approval. The nearest equivalent is provided only by Local Plans, whereby "third parties" may pursue objections to proposals to grant permission in a hearing before an independent inspector.

1.39 However, it is not the primary purpose of Taff Ely Local Plan to promote completely new proposals. Structure Plan requirements for housing and economic development are already fulfilled, and proposals for the regeneration of Pontypridd Town Centre are carried forward from Pontypridd Town Centre Local Plan. Therefore, the main purpose of the new Local Plan is to up-date, refine and re-express existing development commitments in a consistent and intelligible manner which conforms to current legislation.

1.40 Another purpose of Local Plans generally is to apply locally the broad principles in the Structure Plan. In this case, one purpose of Taff Ely Local Plan will be to define the areas to which policies in the Replacement Structure Plan will relate (see para 1.42 below). Although the scale of the Proposals Map is small (1:15,000) so that the sheet size is reasonably manageable, its purpose is to enable readers to identify which policies apply to individual properties.

Planning Guidance (Wales) Planning Policy

1.41 Planning Guidance (Wales) Planning Policy was first issued by the former Welsh Office in May 1996. The original version has been cancelled and replaced with the First Revision in April 1999. Planning Guidance (Wales) Planning Policy is supplemented by a series of Technical Advice Notes on specific planning topics. Responsibility for the guidance transferred to the National Assembly for Wales in July 1999. The purpose of the guidance is to set out the Government's land use planning policies as they apply in Wales. Local Planning Authorities are expected to take the guidance into account in the preparation of development plans.

Mid Glamorgan Structure Plan

1.42 In late 1992, the former Mid Glamorgan County Council published a consultation draft of the Replacement Structure Plan, to cover the period to 2006. A revised draft was placed "on deposit" for formal representations early in 1994, and further consultations took place on proposed changes to the deposit version at the end of 1994. An examination in public was held in September 1995 into selected issues subject to objections. On 1st April 1996, responsibility for the plan transferred to Rhondda Cynon Tâf County Borough Council. Modifications to the plan, to delete matters not relating to Rhondda Cynon Taff and in response to objections and the examination panel's recommendations, were made in 1997. Further modifications were proposed to reduce the impact of the transfer of Pentyrch to Cardiff on the Taff Ely housing land requirement. The issue was explored in a reopened examination in public in February 1998. Modifications following the panel's recommendations were deposited in 1998, and the plan was adopted in January 1999.

1.43 The Replacement Structure Plan has superseded the "Mid Glamorgan County Structure Plan incorporating proposals for Alteration No. 1" which was approved by the Secretary of State in 1989 with an end-date of 1996. Local Plans have to "conform generally" to their Structure Plan. It was considered unnecessary to prepare Taff Ely Local Plan to the 1989 approved Structure Plan, so the Replacement Structure Plan is referred to throughout.

1.44 This Replacement Structure Plan is considerably simplified, now that the whole area is to be covered by Local Plans for the first time. Its main themes are the achievement of a dynamic economy, high standards and choice of living and working conditions, and an improving quality of environment. There would be considered achieved if the net loss of population by out-migration ceased, as happened in the late 1980's.

1.45 Accordingly, the Replacement Plan requires that sufficient land be made available to accommodate the level of growth that occurred in the late 1980's. The implication is that should the economic conditions of those years reoccur, the County will be fully prepared to accommodate available investment and growth. The Replacement Plan gives more weight to environmental constraints: the need for new development is balanced against the likely effects of it on the environment, as individual proposals are considered by the Planning Authority.

Previous Local Plans

1.46 Local Plan preparation in Taff Ely has been hampered by changes to the Structure Plan and changes in the governing legislation, such that by 10th February 1992, only two of the seven Local Plans had been on deposit and none were adopted. They were prepared to conform to the approved Structure Plan, end date 1996.

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1.47 Llantrisant Local Plan was prepared by the County Council following the Welsh Office decision not to designate a New Town in the area, which includes Talbot Green, Pontyclun, Beddau, Llantwit Fardre and Church Village. Proposals were placed on deposit in 1985; an inquiry held into objections in 1987 and modifications subsequently incorporated. Adoption was prevented by approval of Alteration No. 1 of the Structure Plan in 1989, and in 1992 Taff Ely Borough Council prepared draft modifications to extend the end-date from 1991 to 1996. Although technically a "saved" Local Plan under the 1992 legislation, there was never any intention to proceed with deposit and possible inquiry into the modifications.

1.48 The main theme of the plan was to relate quite substantial residential land allocations to provision of new infrastructure, particularly roads and sewers.

1.49 Tonyrefail and Gilfach Goch Local Plan was approved in draft in 1992 when the new legislation prevented public participation being undertaken. Its main feature was a new link road serving substantial housing and industrial development west of Tonyrefail.

1.50 Pontypridd Town Centre Local Plan was published for public consultation in 1987. A revised version was placed on deposit in 1991 and an inquiry held into objections in 1992. It was a "saved Local Plan" under the 1992 legislation and therefore proceeded to adoption in 1996. Its main purpose was to promote urban renewal, and provide a statutory land use basis for the Town Centre regeneration strategy, which consisted of construction of a relief road, pedestrianisation, car parking, retail redevelopment and environmental improvements.

1.51 Pontypridd District Local Plan was approved in draft in 1992 as the legislation prevented further progress, including any public participation. Chiefly a development control document, it introduced settlement boundaries to the Pontypridd area for the first time.

1.52 Taffs Well Local Plan was similarly approved in 1992. Its main proposals derived from the Rockwood Colliery land reclamation scheme and included a proposed new industrial access road.

1.53 Llanharan Local Plan was approved in circumstances similar to those of Pontypridd District and Taffs Well Local Plans. The main proposal was for land reclamation and industrial development at Brynna Woods, with land at M4 Junction 35 allocated for business development.

Minerals Local Plan

1.54 The 1992 legislation prevents the inclusion of minerals policies in Local Plans and requires Minerals Planning Authorities to prepare separate Minerals Local Plans. The major limestone quarries are Hendy and Forest Wood. The other major workings are at Llanilid (opencast coal, now being restored) and Craig yr Hesg quarry for sandstone.

1.55 Preparation of the Mineral Local Plan For Limestone Quarrying in Mid Glamorgan began in 1989. A plan was prepared for each limestone quarry within the former County, setting out proposals and policies relating to mineral working, landscape improvements, tree planting etc. Each plan (except that relating to quarries in the Brecon Beacons National Park) was advertised by means of an exhibition and public meeting and the comments received were considered and incorporated into a revised draft document where appropriate. The plans were used as a basis for development control and for planning policy purposes. These individual plans have been brought together into a single mineral local plan for limestone. It was placed "on deposit" in 1995, and a public local plan inquiry into objections was held in 1996. Responsibility for that part of the plan affecting Rhondda Cynon Taff was transferred to Rhondda Cynon Tâf County Borough Council on 1st April 1996. The plan, so far as it affects Rhondda Cynon Taff, was adopted in September 1997.

1.56 Policy MIN10 of the Replacement Structure Plan allows for a mineral protection zone to be identified around permitted or identified future reserves at existing quarries. The protection zone seeks to minimise conflict between mineral working and other land uses. Reserves are protected and the impact of working the reserves is also recognised. Within the protection zone, residential or other similarly sensitive development and mineral extraction will not be permitted. The boundaries of the zones have been drawn with reference to the known effects of quarrying and the need to protect reserves of stone from sterilisation. In order to inform the reader of the location of mineral extraction sites for which planning policies do not appear in this Local Plan, the Proposals Map shows the outer limit of the mineral protection zones of the limestone and sandstone quarries, and the planning permission area of Llanilid opencast coal site.

Rhondda Cynon Taff Unitary Development Plan

1.57 Planning Authorities in Wales are under an obligation to prepare Unitary Development Plans for their areas. Unitary Plans supersede Structure Plans and Local Plans. A unitary development plan for Rhondda Cynon Taff will be prepared as soon as possible after work is completed on the district-wide plans, including Taff Ely Local Plan.

Implementation

1.58 The Local Plan is an 'enabling' document and does not in itself commit local authorities' resources to achieve policies. Most implementation of policies will be through the development control process, involving private investment. The highways and transportation proposals require funding from the National Assembly for Wales and the County Borough Council. Proposals involving land reclamation may involve either private or Welsh Development Agency (WDA) funds. Environmental improvements, social projects and economic development may be part funded by the National Assembly for Wales, European funds, the National Lottery and charitable trusts. The WDA may grant aid some environmental works. The WDA is a significant provider

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and facilitator of business and industrial development. The WDA Land Division seeks to develop suitable land in its ownership and has powers to acquire land compulsorily to achieve development. The County Borough Council also has compulsory purchase powers, which it may use to assemble development sites. The County Borough Council may also implement development using its own resources or with assistance from the National Assembly for Wales, the WDA or European funding.

1.59 Apart from a general economic recovery, the key to successful implementation of plan policies is considered to be continually nurtured and improved communication and co-operation between all the parties involved in the development process.

1.60 One feature of planning legislation new since 1991 is the introduction of "planning obligations", whereby developers formally undertake to provide some infrastructure or similar positive action in relation to their proposals. The advance on the old "section 52" or "section 106" agreements is that the obligation can be made either by agreement with the Planning Authority, or unilaterally by the developer. Unilaterally made obligations can be taken into account by inspectors hearing appeals following refusal of planning permission by the Planning Authority. Where the Authority anticipates that planning obligations will be necessary to implement Local Plan proposals, these are indicated in this written statement.

Monitoring and Review

1.61 The critical features of the Local Plan are enhancement of the environment, countryside protection, urban renewal, housing and employment development and infrastructure provision.

1.62 Planning permissions granted (including appeals allowed) for land outside the settlement boundaries (policy en1) will be monitored for conformity with Local Plan policies. Should weaknesses be revealed, either in the wording of policies or their definition on the Proposals Map, suitable alterations will be brought forward in the preparation of the Unitary Development Plan. Exchange of information will be sought with other bodies, such as the Countryside Council for Wales, who monitor change in the environment.

1.63 Within the settlement boundaries, progress will be monitored of implementation of housing renewal, environmental improvements and land reclamation. If new areas of priority emerge these will be identified in the draft Unitary Development Plan.

1.64 Housing and industrial development is already subject to annual monitoring, which will be continued. Monitoring will include the take-up of allocated land, permissions granted on unallocated land and the geographical distribution of activity between the policy areas. If local shortages of land become likely and are not the result of environmental policy constraints, a

review of the land allocations will be undertaken. The shopping areas will be monitored annually for turnover in occupation of shops and vacancies.

1.65 The Highways and Transportation Authority monitors traffic and passenger levels and will review the timing of schemes and need for additional ones, together with the availability of resources. Use of Pontypridd Town Centre car parks will continue to be monitored, with full studies taking place as necessary. The opportunity will be taken in the Unitary Development Plan to add or delete schemes where appropriate.

1.66 Investment in utilities infrastructure will be monitored when a constraint on development is involved. (In 2000, the level of development proposed in the Plan would not cause problems of infrastructure provision.)

Planning for sustainable development

1.67 The Local Plan recognises that there are international as well as national obligations on the land use planning system to make a contribution towards resource conservation in the interests of the global and local environment. Following the Earth Summit in Rio in 1992, adoption of Local Agenda 21 has made "sustainable development" an important issue for local government, enhancing its role as a custodian of our environment.

1.68 Planning Guidance (Wales) Planning Policy defines "sustainable development" as:

"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

1.69 Therefore, the underlying attitude is no longer that we bequeath the environment and natural resources to succeeding generations, but that we borrow these resources from them. We might listen to the cartoon character of the worried six-year old, who asks, "Can we refuse to inherit the earth?", and to his wise friend who replies, "Once you're born, I think it's too late". The sustainable approach requires long-term thinking, beyond the usual time horizons of investment planning, development planning and beyond the life of elected bodies.

1.70 Planning has long been concerned with protection of the environment in the sense of conserving and improving its amenity and heritage value. The challenge is to ensure that newer environmental concerns, such as global warming and the consumption of non-renewable resources, are also reflected in the analysis of policies that forms part of plan preparation.

1.71 Development Plans have to demonstrate that environmental concerns have been fully integrated into the plan-making process. This role is capable of conflicting interpretations; for example, the reduction of commuting distances to save energy consumption indicates that settlements should be more compact, whereas another approach could favour adoption of policies such as green belts which lead to a more dispersed pattern of settlement.

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Another example concerns the siting of wind turbines; whilst a source of clean, renewable energy, they need to be sited on elevated ground which is usually prominent, unspoilt countryside worthy of protection.

1.72 There is clearly a need for our development plans to respect sustainable development. But these are development plans; we must not be tempted to examine each decision to see whether every aspect of it is individually "sustainable". Any embargo on development justified by "sustainability" would not be an option.

1.73 Planning Guidance (Wales) Planning Policy states four broad objectives for sustainable development:

1. maintenance of high and stable levels of economic growth and employment;
2. social progress which recognises the needs of everyone;
3. effective protection of the environment; and
4. prudent use of natural resources.

1.74 The draft Replacement Structure Plan seeks a balanced approach, which involves in particular:

1. conservation and enhancement of the best of the environment;
2. emphasis on urban renewal and reuse of urban land;
3. protection of major natural resources where alternatives are available;
4. encouragement of public transport;
5. reservation of sites for particular development needs;
6. promotion of land use policies which reduce the need to travel.

The aim is to require that the need for a development be established if that proposal would conflict with the protection of the environment. The need to develop and need to protect the environment would then be balanced to reach decisions on the proposals.

1.75 The overall aim of the Local Plan for sustainability is stated as part of the vision in paragraph 1.14. The particular strategy for sustainability is:

1. to continue to protect countryside and other areas, sites and buildings from any unnecessary development detrimental to the rural or urban environment;

2. to locate development of housing and development providing jobs and services so as to minimise travelling, to encourage use of public transport, and to make maximum use of land already developed;
3. to require the provision of infrastructure necessary to enable or encourage greater use of public transport.
4. to facilitate home-based working and teleworking.

1.76 Even though most of the Local Plan proposals already have planning permission, their environmental effects have been considered whilst incorporating them into the Plan. The Planning Authority is committed to carrying out environmental appraisal of plans, and has conducted an environmental appraisal of Taff Ely Local Plan, dated December 1998. Environmental impact assessment of projects will continue to be required where significant environmental effects are likely or where required by law.

Taff Ely Local Plan: Consultation Draft

1.77 A consultation draft Local Plan was issued in 1994. The Local Plan was placed on display in 21 different locations throughout the former Borough on 30 days between 6th June and 19th July, 1994. Public meetings were held in Treforest, Pontypridd, Tonyrefail, Brynna, Taffs Well and Llantrisant. There were 2,457 recorded attendance at the displays and meetings. In addition, copies of the Local Plan were sent to local organisations and companies. By the deadline set for responses, 16th September, 1994, some 252 submissions had been received, raising approximately 1,000 separate points.

1.78 On 23rd March 1995, consideration of the representations was substantially completed and decisions made on changes to be made for this version of the Local Plan. The strategy remained the same but there were some notable tactical changes. These included: complete redefinition of the special landscape areas; inclusion of an allowance for "windfall" housing sites in built-up areas; deletion of a business park proposal at Berwedd-dy Fields, Pontypridd; allocation of East Glamorgan Hospital site for institutional uses; and addition of a car park proposal in Ynysangharad Park, Pontypridd. The housing and industrial land allocations were also updated to 1995.

The Deposit Stage

1.79 The Local Plan was placed on formal deposit in libraries and Council offices in the Taff Ely area from 26th June to 9th August 1996. During this period 1,012 representations were received. The objections were considered initially in April 1997, and again in June 1998, following the outcome of the re-opened examination in public into the replacement Structure Plan (paragraph 1.43 above). As a result, a list of informal "possible changes" to the Deposit Local Plan was made available for counter-objections to be made between 27th August and 8th October 1998. The possible changes were designed to overcome objections where possible, clarify issues and to update the housing land supply to 1997. This process resulted in receipt of 1,156 representations.

Further possible changes were made available between 10th December 1998 and 21st January 1999. The main purpose of these was to update the housing land supply to 1998. At this stage, 5 further representations were made.

The public local inquiry into objections

1.80 The process of considering objections and counter-objections continued with the opening of a public local inquiry in Pontypridd on 16th February 1999. The main hearings took place in February and March 1999, with a further session on 14th September 1999. The Inquiry formally closed on 20th October 1999. The report of the Inspector, Mr R L Muers, was published in March 2000.

Modifications

1.81 Following consideration of the Inspector's report, a list of formal modifications (superseding all the possible changes) to the Deposit Local Plan was placed on deposit between 11th May and 16th June 2000. As a result, 8,473 valid objections were received. Having considered these, the Council resolved on 19th October 2000 to give notice of adoption of the Local Plan without further modifications, with the exception of the parking chapter. It was also resolved to undertake additional public consultation on the future development of Pontypridd Town Centre. This consultation took place between July and November 2002, and the Council considered the results in December 2002. On 12th December 2002, it was resolved to give notice of adoption of Taff Ely Local Plan without any further modifications. The notice was given on 16th January 2003, and the resolution to adopt was made on 18 June 2003.

2. Environment

2. ENVIRONMENT

General Introduction

2.1 Taff Ely's environment has largely been determined by its topography which consists mainly of the deeply incised valleys of the Rivers Taff and Ely and their tributaries with intervening higher land. The valley floors tend to be closely developed and create corridors for the rivers, roads and railways. Parts of these valleys contain picturesque scenery. The valley sides then form a back-cloth to the development with prominent ridge lines and hill tops above. The upland plateaux are predominantly unspoilt and characterised by wide open spaces with fine views.

2.2 Some of the plan area is rural, consisting of countryside with isolated farmsteads. Some of the land is of high landscape quality. The rural land tends to provide important visual separation between the more built up areas. Whilst the open areas may have low agricultural potential they provide important wildlife and flora habitats. Taff Ely also contains attractive villages and more dense urban developments.

2.3 Settlements of the plan area vary from valley towns to hilltop villages, each having its individual identity, attractions and interest. Buildings span the complete age range from ancient monuments to modern developments. During the past two centuries the built environment has mostly been influenced by the exploitation of the area's mineral resources. In particular, communities expanded in the late nineteenth century because of the growth of the coal mining industry. An important heritage of buildings and artefacts stems from this time including hillside terraces of workers' houses, the larger residences of industrial masters, and other industrial and cultural landmarks to add to the interest of the built environment.

Government Guidance

2.4 Planning Guidance (Wales) Planning Policy advises that the countryside should be protected for the sake of its landscape, natural resources and its agricultural, ecological, geological, physiographic, historical, archaeological and recreational value. Agricultural land of grades 1, 2 and 3a should be protected as a national resource for the future. The landscape quality of the countryside should be maintained or enhanced while accommodating appropriate development. Adequate provision should be made for development while ensuring effective conservation of the natural environment. The historic environment should be protected.

2.5 The Town and Country Planning (Assessment of Environmental Effects) Regulations 1988 requires developers to undertake an environmental impact assessment which the Local Planning Authority will take into account when determining applications for planning permission for certain types of development which are considered to significantly affect the environment. Some proposed developments, such as power stations, chemical installations

and motorways must be subjected to an environmental impact assessment which is discretionary in other cases, including proposed golf courses. Environmental impact assessment aims to integrate ecological awareness into the planning and decision making process by identifying the effects of a proposal on people, wildlife, water, soil, climate, air, landscape and the material heritage. The Local Planning Authority is required to take the information and opinions revealed by an environmental impact assessment into account before reaching a decision on whether to permit a proposed development.

Structure Plan Context

2.6 The Replacement Structure Plan contains a comprehensive policy, EV1, which indicates a general restriction on developments in the countryside, making exceptions for development which requires rural locations, such as leisure facilities, agricultural needs, rural building conversions and developments in connection with minerals, utilities or land reclamation. These excepted developments should conform to more specific policies. The Replacement Structure Plan's general environmental policy includes a series of criteria against which all development should be assessed to establish any overriding need for development at a specific location compared to the need for site protection. Detailed policies of the Replacement Structure Plan apply to individual aspects of environmental protection and will be referred to where appropriate in other sections of this chapter.

Local Plan Objectives

2.7 This Plan presents policies based on the following objectives which seek to protect, enhance and promote the enjoyment of both the natural and built environment.

1. To achieve high environmental standards by exercising strict control over development.
2. To protect and enhance environmental quality within and outside settlements, if appropriate by restricting development.
3. To safeguard and enhance areas of landscape quality and those of ecological significance and to minimise environment loss and/or degradation.
4. To improve and extend the opportunities for the public to enjoy the countryside and wildlife in both countryside and built up areas.
5. To protect the historic, including industrial, heritage of the plan area.
6. To seek the maintenance of a viable agricultural economy, while conserving and enhancing the quality of the rural landscape.

7. To seek the clearance of major dereliction and to prevent further dereliction, and to identify, implement and manage suitable after-uses for reclaimed sites.

POLICIES FOR COUNTRYSIDE, LANDSCAPE AND NATURE CONSERVATION

Policy en1 - development in the countryside

1. DEVELOPMENT IN AREAS OF COUNTRYSIDE, WHICH INCLUDES ALL LAND OUTSIDE THE DEFINED SETTLEMENT BOUNDARIES, WILL ONLY BE PERMITTED IF IT IS REQUIRED IN THE INTERESTS OF AGRICULTURE, FORESTRY, RECREATIONAL ACTIVITY COMPATIBLE WITH COUNTRYSIDE LOCATIONS AND ENVIRONMENTALLY ACCEPTABLE, ALLOCATED SPECIAL EMPLOYMENT SITES, THE MINERALS OR UTILITIES INDUSTRIES, RENEWABLE ENERGY DEVELOPMENT, WASTE MANAGEMENT SCHEMES, STRATEGIC TRANSPORTATION INFRASTRUCTURE, CEMETERIES, OR AS PART OF A RURAL BUILDING CONVERSION OR LAND RECLAMATION SCHEME.
2. THE DEFINED SETTLEMENT BOUNDARIES ARE SHOWN ON THE PROPOSALS MAP.
3. PROPOSED DEVELOPMENT INSIDE THE DEFINED SETTLEMENT BOUNDARIES WILL BE PERMITTED WHERE PROPOSALS ARE IN ACCORD WITH OTHER POLICIES OF THIS PLAN.

Policy en2 - criteria for development in the countryside

DEVELOPMENTS IN THE COUNTRYSIDE WILL ONLY BE PERMITTED UNDER THE EXCEPTIONS OF POLICY EN1 IF THEY WOULD NOT UNACCEPTABLY ADVERSELY AFFECT THE CHARACTER, VISUAL AMENITY OR NATURE CONSERVATION VALUE OF A SITE, OR UNACCEPTABLY ADVERSELY AFFECT THE QUALITY OR QUANTITY OF SURFACE WATERS OR GROUNDWATER RESOURCES.

- 2.8 The broad areas for which settlement boundaries have been identified are:

In the Llantrisant policy area:

Beddau / Tynant

Church Village / Tonteg

Efail Isaf

Groesfaen

Llanharan

Llanharry

Llantrisant / Talbot Green

Llantwit Fardre

Penycoedcae

Pontyclun / Brynsadler / Miskin
Talygarn

In the Tonyrefail policy area:

Coed Ely
Gilfach Goch
Penrhiwfer
Tonyrefail

In the Pontypridd policy area:

Glyncoch
Pontypridd (Cilfynydd to Nantgarw)
Taffs Well
Trehafod

2.9 The settlement boundaries have been defined where there is a distinct change of character from the built environment to open land. The boundaries are visual in concept and do not necessarily follow divisions of land ownership. In most instances the boundary can be identified from recognisable field or site boundaries, but where this is not the case, future development will be limited to the inside edge of the settlement boundary drawn on the Proposals Map. Not all land in urban use is contained within the boundaries as, for example, playing fields and allotments outside, even if adjacent to, a built up area are likely to be excluded. The settlement boundaries are drawn closely around existing and proposed developments as land allocations for housing and business use are sufficient to meet the needs of the plan period.

Policy en3 - development in smaller settlements

THE CHARACTER AND EXTENT OF SETTLEMENTS OR SMALL GROUPS OF HOUSES WITHOUT DEFINED SETTLEMENT BOUNDARIES WILL BE PROTECTED, BY RESTRICTING ANY NEW DEVELOPMENT TO LIMITED INFILLING, ROUNDING OFF AND DEVELOPMENT WELL-RELATED TO EXISTING DEVELOPMENT.

2.10 Smaller settlements and groups of houses do not have settlement boundaries defined on the Proposals Map. In order to prevent the unacceptable spread of smaller settlements into the surrounding countryside, policy en3 will be applied to hamlets and groups of buildings without defined settlement boundaries. The intention is only to allow the closing of small gaps in otherwise continuously developed frontages, or similar situations where development is acceptable in visual terms. A significant contribution to the housing land supply should not be expected from policy en3.

2.11 There are increasing pressures for development in the countryside, including the fringes of built up areas. Not only those areas of countryside with special features are worthy of conservation, as other land can have

considerable local significance because of its landscape or wildlife interest, and should be conserved for its own sake. In line with the Replacement Structure Plan, a policy to give overall environmental protection to the countryside is required. "Countryside" refers to all land outside of defined settlement boundaries, including unused land and sites immediately adjacent to existing development. Policy en1 seeks to protect the countryside from inappropriate development.

2.12 The countryside can accommodate some development without detriment if the location and type of proposal are appropriate. For example, infilling of gaps or extensions to groups of houses may be acceptable. Government policy is to encourage the diversification of the rural economy and some types of recreational developments which are compatible with a countryside location may be permissible. Amenities for informal recreation and enjoyment of the countryside may be suitable providing that they are compatible with landscape and nature conservation interests, although major sporting facilities are unlikely to meet this provision. Developments such as golf courses would only be environmentally acceptable if they did not involve housing or hotels and did not create access problems. Proposals for recreational developments will be considered under the relevant policies of this plan referred to in the appropriate section. Some developments associated with the utilities industries require countryside locations where there are bona fide technical constraints, but will be subject to specific policies in the utilities chapter of this plan.

2.13 In locations known for their landscape, nature or historic interest the general policy of restraint (en1) will have greater priority over a need for development. Specific types of area and the policies pertaining to them are discussed in greater detail later on in this chapter.

2.14 By confining most development to defined settlements, isolated or sporadic development, which can be visually intrusive and expensive to service, is largely avoided. Although a single house on a particular site in the countryside may in itself be unobtrusive, it could create a precedent and be repeated to the detriment of the environment.

Policy en4 - avoidance of coalescence

THE GREEN WEDGES LISTED IN APPENDIX 1 HAVE BEEN IDENTIFIED IN ORDER TO PREVENT COALESCENCE BETWEEN AND WITHIN SETTLEMENTS. WITHIN THESE AREAS, DEVELOPMENT WILL ONLY BE PERMITTED WHICH DOES NOT PREJUDICE THE OPEN NATURE OF THE LAND.

2.15 It is important to avoid the coalescence of settlements and retain the open character of land that separates built up areas for visual and amenity reasons. Although development that leads to coalescence of settlements will not be permitted, certain land uses, such as playing fields, may be appropriate in green wedges between built up areas. They can act as buffers and prevent coalescence, thus maintaining each settlement as a physically

individual entity. The Proposals Map shows green wedges between settlements, which are regarded as particularly important for their open character, where encroachment would threaten the separate identity of settlements. Appendix 1 lists the areas with a brief description of their purpose.

Green Belt designation

2.16 Planning Guidance (Wales) Planning Policy encourages serious consideration of the designation of Green Belts in the more heavily populated parts of Wales that are subject to very significant development pressures. The most important attribute of Green Belts is their openness. Within Green Belts, there would be a general presumption against development that is inappropriate in relation to the purposes of designation.

2.17 The purpose of Green Belts is to:

1. prevent coalescence of large towns and cities with other settlements;
2. manage urban form through controlled expansion of urban areas;
3. assist in safeguarding the countryside from encroachment;
4. protect the setting of an urban area;
5. assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

2.18 Cardiff County Council in liaison with neighbouring authorities are considering the designation of a Cardiff Green Belt. Initially only a limited area, including no land in the Taff Ely area, is being considered for inclusion in the designation. Ultimately, a more extensive designation will be sought, for which the question remains as to where development pressures diverted from the greater Green Belt would be directed. It is expected that such questions will be resolved through the preparation of a sub-regional study and the preparation of Unitary Development Plans by each authority. The study will assess the scale of long-term development needs and determine a strategy for distribution of development. The Green Belt issue is not sufficiently advanced to treat the matter further in this Local Plan. The Local Plan deals with the issue of coalescence on a local level, through the designation of Green Wedges under policy en4 above.

Policy en5 - special landscape areas (SLA)

PROPOSED DEVELOPMENT THAT WOULD UNACCEPTABLY DETRACT FROM THE VISUAL QUALITIES OF SPECIAL LANDSCAPE AREAS, INCLUDING THE AREA OF THE CAERPHILLY MOUNTAIN COUNTRYSIDE SERVICE, WILL NOT BE PERMITTED.

2.19 Planning Guidance (Wales) Planning Policy allows for the designation of areas for their landscape quality. Policy EV4 of the Replacement Structure Plan provides for the protection of “special landscape areas” from visually intrusive development. Consultants were commissioned in 1997 to survey and analyse the plan area for the quality of the landscape. The study is based on the Countryside Commission’s guidelines “Landscape Assessment: A Countryside Commission Approach” (CCP 423). The special landscape areas referred to in policy en5 are derived from this study. Appendix 2 lists the areas with a brief description of their key qualities. Only the best landscapes have been selected for designation as special: the study found extensive areas of good quality landscape which are excluded from the special landscape areas, but will be protected by the more general policy en1 for the countryside.

2.20 The policy seeks to safeguard the special qualities of the defined areas, and therefore it would apply to any proposals outside the areas but clearly visible from within them or from close to them and that detract from their landscape quality. To avoid an objection under policy en5, any development proposals would have to include mitigation measures to successfully overcome any unacceptable visual detraction. Such measures would include all or any of the following:

1. reduction of the scale of the development to the minimum necessary;
2. selection of unobtrusive external materials;
3. restriction of the types of development to those listed in policy en1;
4. choice of the most unobtrusive position for any buildings;
5. use of landscaping to integrate the development with its surroundings.

2.21 The methodology and criteria used to define the special landscape areas are described in a document “Landscape Quality Assessment of the Taff Ely Local Plan Area” June 1997 by Chris Blandford Associates.

Policy en6 - Common land

COMMON LAND WILL BE RETAINED FOR AGRICULTURAL USE AND FOR ITS LANDSCAPE AND NATURE CONSERVATION VALUE, AND WHERE THERE IS PUBLIC ACCESS, FOR GENERAL RECREATION USE.

2.22 Common land may be found in areas of high landscape quality. Such land is often in agricultural use and can be valuable for nature conservation and for public enjoyment where publicly available access permits. Although statutorily registered Common Land does not confer any legal right of public access, the retention and protection of commons for public use is important. Land is mostly in private ownership but local farmers can have grazing rights over it. Sometimes problems have arisen because of fencing or encroachment of development, over-grazing, erosion from over-use and conflicts between grazing and recreational uses. Countryside management

measures are sometimes required. Fencing over 2 metres high and other development (including minimal development as defined in the Acts) can be undertaken on common land provided that the prior consent of the National Assembly for Wales is obtained under the Law of Property Act 1925.

2.23 The County Borough Council, as Local Planning Authority, would wish to see common land free from development and available for public use unless there are overriding agricultural, conservation, or countryside management reasons to the contrary, or development required by the minerals or telecommunication industries. The Government in its White Paper, "This Common Inheritance" (1990) also recognises the need for the status of this land to be safeguarded. The Local Authority has legal powers through the courts to require the removal of unauthorised development, including fencing requiring consent, which will be used in appropriate circumstances. As significant areas of common land occupy ridges with high wind speeds, they may attract proposals for wind turbines. Any such proposals would be dealt with under the terms of policy u6.

2.24 In Taff Ely the following areas are registered as common land and are shown on the Proposals Map:

In the Llantrisant policy area:

Llantrisant Common
Y Graig
Gwaun Llanhari

In the Pontypridd policy area:

Graig Evan Leyshon (Cilfynydd) Common
Cefn Eglwysilan
The Common, Pontypridd
Craig yr Allt

Policy en7 - river corridors

THE COUNTY BOROUGH COUNCIL, IN CONSULTATION WITH THE ENVIRONMENT AGENCY WALES, WILL PERMIT MEASURES TO CONSERVE EXISTING AREAS OF LANDSCAPE AND WILDLIFE VALUE AND UPGRADE AREAS OF POTENTIAL VALUE ALONG THE CORRIDORS OF THE RIVERS TAFF, RHONDDA AND ELY WITHIN TAFF ELY AND THEIR TRIBUTARIES.

2.25 Rivers and their banks often make a valuable contribution to the landscape and are also usually important wildlife habitats. The rivers Taff, Rhondda and Ely and adjacent land can add to the amenity of the plan area and should be safeguarded. For the purposes of policy en7, the river corridor is regarded as the river, its banks, any flood defences, any floodplain and any other unused or unoccupied land adjoining which visually relates to the river. They [rivers Taff, Rhondda and Ely] are the particular concern of the

Environment Agency Wales, which is currently preparing (or has produced) Local Environment Agency Plans (LEAPs), which address the environmental issues that have been raised through their assessment of the local environment. The LEAPs will provide a mechanism to implement the Agency's responsibilities. The draft Taff LEAP and the Ely and Vale of Glamorgan LEAP have been prepared, to be followed by an action plan with an annual review. The LEAP has been available since 1998, and it is intended that the County Borough Council and the Agency will work together to enhance and promote the river corridors. Some environmental improvement measures cannot be resolved by planning powers. For example, although litter on riverbanks creates a problem, it is not a land use matter that can be addressed by the Local Plan.

Policy en8 - protection of the water environment

DEVELOPMENT WILL ONLY BE PERMITTED IF, AFTER CONSULTATION WITH THE ENVIRONMENT AGENCY WALES, IT WOULD NOT CAUSE UNACCEPTABLE ENVIRONMENTAL EFFECTS ON THE QUALITY OR QUANTITY OF SURFACE WATERS OR GROUNDWATER RESOURCES, AND WOULD BE UNLIKELY TO HAVE AN UNACCEPTABLE ADVERSE IMPACT ON THE NATURE CONSERVATION, FISHERIES, LANDSCAPE, PUBLIC ACCESS OR WATER-BASED RECREATION OF THE RIVERS AND THEIR CATCHMENTS.

2.26 In conserving river areas and the quality and quantity of water in their catchments, the Local Planning Authority will not permit developments that are likely to have an adverse effect on them.

Policy en9 - ponds and wetlands

DEVELOPMENT LIKELY TO DAMAGE, DISTURB OR DESTROY THE LANDSCAPE, HISTORIC OR WILDLIFE VALUE OF A POND, STREAM, OTHER WATERCOURSE OR WETLAND WILL ONLY BE PERMITTED WHERE MITIGATION MEASURES, ON THE SITE OR ON ADJOINING OR ASSOCIATED LAND, TO MAINTAIN OR ENHANCE THE LANDSCAPE, HISTORIC OR WILDLIFE VALUE ARE INCORPORATED.

2.27 Ponds and wetlands are important elements of the landscape and may also be part of the historic heritage of a locality. Ponds, watercourses and wetlands support a variety of wildlife which can, in some cases, include rare or endangered species afforded legal protection under the Wildlife and Countryside Act 1981. Ponds and wetlands can be under threat from development or agricultural change, for example. It is thus important that wherever possible they should be safeguarded for their landscape and nature conservation value. In Taff Ely examples of such environments may be found at Talygarn; in the Ely Valley; at Mwyndy; Newpark; Pant Marsh; Llanharan former coal disposal point; and Shoni's Pond, Pontypridd, amongst other locations.

Policy en10 - sites of major nature conservation or earth science value

DEVELOPMENT WILL NOT BE PERMITTED THAT IS LIKELY TO DESTROY OR SIGNIFICANTLY DAMAGE OR DISTURB THE IMPORTANT WILDLIFE OR SCIENTIFIC FEATURES OR QUALITIES OF:

1. SITES OF SPECIAL SCIENTIFIC INTEREST;
2. HABITATS OF PROTECTED SPECIES; OR
3. LANDSCAPE FEATURES OF MAJOR IMPORTANCE FOR WILD FLORA AND FAUNA.

Policy en11 - other sites of nature conservation or earth science value

DEVELOPMENT LIKELY TO DESTROY OR SIGNIFICANTLY DAMAGE OR DISTURB THE IMPORTANT WILDLIFE OR SCIENTIFIC FEATURES OR QUALITIES OF SITES OF REGIONAL OR LOCAL NATURE CONSERVATION OR EARTH SCIENCE VALUE, INCLUDING LOCAL NATURE RESERVES, WILL ONLY BE PERMITTED WHERE MEASURES TO ENSURE THE SURVIVAL OF THE IMPORTANT WILDLIFE OR SCIENTIFIC FEATURES OR QUALITIES ARE INCORPORATED.

Policy en12 - nature conservation or earth science evaluations

BEFORE AN APPLICATION FOR DEVELOPMENT LIKELY TO AFFECT A SITE OF SUSPECTED BUT UNKNOWN NATURE CONSERVATION OR EARTH SCIENCE VALUE IS DETERMINED, A DETAILED EVALUATION OF THE NATURE CONSERVATION AND EARTH SCIENCE VALUE OF THE SITE WILL BE REQUIRED.

Policy en13 - enhancement of sites with nature conservation value

PROPOSALS FOR THE ENHANCEMENT AND MANAGEMENT OF SITES AND FEATURES OF IMPORTANCE FOR NATURE CONSERVATION, INCLUDING NATURE RESERVES, WILL BE PERMITTED.

2.28 Policies of this plan seek to safeguard land for its landscape quality, but the importance of all land for its value to wildlife and nature conservation cannot be overlooked. The Government advises in Planning Guidance (Wales) Planning Policy that it is necessary to ensure effective conservation of wildlife whilst making adequate provision for development and economic growth. Implicit in the necessity to conserve wildlife is the need to protect the habitat on which that wildlife depends. Habitats may be identified for their

significance by the Countryside Council for Wales or other agencies with nature conservation interest, (e.g. R.S.P.B., Wildlife Trusts) and may include ancient woodlands (policy en14), heath or grassland. Other land including derelict or urban sites, whilst not having any great landscape or scientific value may also provide wildlife habitats.

2.29 Policies en10 and en11 rank nature conservation/earth science sites according to their importance, following the pattern established by Replacement Structure Plan policy EV5. Where the significance of a site is unclear or unknown, policy en12 requires evaluation to determine whether the site should be treated as having major (en10) or local (en11) importance. The Authority would expect the developer to make provision for such evaluations.

2.30 Policy en10 protects sites of special scientific interest (SSSI, see paragraphs 2.33 to 2.34). The Planning Authority will consult with the Countryside Council for Wales over any planning applications for development within an SSSI or any consultation area around it defined by the Countryside Council, or for any development considered by the Countryside Council likely to affect an SSSI. Policy en10 also safeguards habitats of protected species. Likewise, the Planning Authority will consult the Countryside Council on relevant proposals so that developers can be advised of the appropriate statutory species protection provisions. Finally, policy en10 covers landscape features of major importance for wild flora and fauna. These are locations that are essential for migration, dispersal and genetic exchange. Any development permitted should be sited and designed in such a way as to conserve the integrity and continuity of important features and qualities, and to afford the protection which policy en10 seeks to provide.

2.31 Policy en11 is tailored to circumstances where destruction of and damage to regionally and locally important features and qualities can be countenanced (see paragraphs 2.35 to 2.36), but only with mitigating measures. Such measures might include providing protection and management for parts of sites where development is sought, or providing for the relocation and re-establishment of habitats and features. The Council's Landscape Strategy includes a schedule of Sites of Importance for Nature Conservation, which will be protected by the operation of policy en11. This schedule is reproduced in Appendix 3.

2.32 Policies en10 and en11 will be implemented not only by resisting development where necessary, but also where appropriate by use of conditions on permissions for development, and by seeking planning obligations or management agreements with developers and landowners.

2.33 There are no National Nature Reserves, Special Protection Areas or Ramsar sites in Taff Ely. There are, however, five notified Sites of Special Scientific Interest (SSSI) within the plan area. They are shown on the Proposals Map and are as follows.

In the Llantrisant policy area:

- Llantrisant common - diverse and species-rich grassland.
- Brofiscin Quarry, Groesfaen - of geological interest.
- Ely Valley, Miskin - the northern tip is in Taff Ely, the rest of the SSSI along the banks of the River Ely being in South Glamorgan. It is the main location in Wales for a rare plant, *Aconitum Anglicum* (Monkshood).

In the Pontypridd policy area:

- Castell Coch Woodlands, Taffs Well - its northern tip is in Taff Ely, most of the SSSI being in South Glamorgan. Its woodlands and geology are significant.
- Nant Gelliwion Woodland, Pontypridd - significant for its woodland and flora.

2.34 All of these sites have been notified under section 28 of the Wildlife and Countryside Act 1981 on the basis of published scientific knowledge, and there is a statutory obligation to protect their special features. They are recognised as being significant for nature conservation by the Countryside Council for Wales and the Local Planning Authority.

2.35 Some sites are of important local significance and are recognised as such by the Countryside Council for Wales. Some of these sites are designated as local nature reserves by the Local Authority to provide for appropriate management. Such sites would have high value for nature conservation, or local wildlife or geological interest, and would have particular value for community enjoyment, involvement and education. The Local Authority gives consideration to needs and opportunities for local nature reserve declaration when preparing strategies for management of countryside. All of the identified sites are subject to the provisions of policy en11. The following sites are managed nature reserves.

In the Llantrisant policy area:

- Woodland along the Nant Myddlyn Valley Beddau, which is to be set aside for a nature reserve.

In the Pontypridd policy area:

- Nightingales Bush, Pontypridd - a stretch of the former Glamorganshire Canal.

2.36 Other land may still be significant for nature conservation. Whilst grassland and heath, particularly on ridge summits, is unlikely to come under development pressure, that land may provide important wildlife habitats. Other areas, possibly quite small, may be habitats for particular species.

Policies en10 and en11 not only seek to protect those wildlife habitats which are already protected by law, but are also intended to safeguard a diversity of natural habitats and other features, including those of geomorphological interest, which are of nature conservation value. Measures to enhance habitats will also be favoured.

POLICIES FOR TREES AND WOODLANDS

Policy en14 - woodlands and hedgerows

DEVELOPMENT INVOLVING THE LOSS, DAMAGE OR DISTURBANCE TO ANCIENT SEMI-NATURAL WOODLANDS OR ANCIENT REPLANTED WOODLANDS WILL NOT BE PERMITTED. DEVELOPMENT INVOLVING THE LOSS OR DAMAGE TO OTHER WOODLANDS OR HEDGEROWS OF LANDSCAPE, NATURE CONSERVATION OR EARTH SCIENCE VALUE WILL ONLY BE PERMITTED WHERE MEASURES TO MITIGATE THE LOSS OR DAMAGE ARE INCORPORATED.

2.37 The former Nature Conservancy Council, (now superseded by the Countryside Council for Wales) was of the opinion that all remaining semi-natural woodlands should be regarded as a vital conservation resource, and wished to see them protected from clearance by development. Sites which have borne some type of native woodland since at least 1600 have been defined as "ancient woodlands". They are a finite resource which cannot be recreated, and usually contain a richer wildlife than that found in younger woods. Sixty three woodlands in the plan area were listed by the former Nature Conservancy Council in its 1986 "Provisional Inventory of Ancient Woodland for the Glamorgans". These are listed in Appendix 4, and are subject to policy en14. Not included in the list are ancient woodlands smaller than 2 hectares, which may still be worthy of protection under this policy.

Woodland management

2.38 Woodland management schemes are probably the most beneficial tool to ensure the long term well-being of woodland, as the environmental and nature conservation value of woodlands will only be maintained by good management. Schemes can be drawn up by management organisations, such as Coed Cymru for example, which seek to enhance native woodlands. The County Borough Council will continue to support the work of Coed Cymru, and other initiatives for woodland preservation and enhancement. Nevertheless the implementation of any management scheme depends on the goodwill of individual landowners. This is being encouraged by the growth in demand for locally grown timber among local craftspeople and industry, which is providing a market for the timber produced by woodland management schemes.

2.39 All proposals for maintenance, enhancement and planting of native broad-leaved woodland, trees and hedgerows will be supported, unless there is an unacceptable conflict with nature conservation interests. Proposals

involving maintenance and enhancement of non-native trees and woodlands that make a special contribution to the landscape will also be supported.

Policy en15 - afforestation

NEW AFFORESTATION PROPOSALS WILL BE SUPPORTED IF THEY COMPLY WITH THE FOLLOWING CRITERIA:

1. ENVIRONMENTAL QUALITY IS MAINTAINED OR ENHANCED, ESPECIALLY IN RESPECT OF THE PROTECTION OF THE SPECIAL LANDSCAPE AREAS, SITES IMPORTANT FOR NATURE CONSERVATION OR EARTH SCIENCE, HIGH GRADE AGRICULTURAL LAND AND FEATURES OF THE BUILT AND HISTORIC ENVIRONMENTS;
2. LOCAL RECREATIONAL USE, AMENITY AND RIGHTS OF WAY ARE MAINTAINED OR ENHANCED;
3. WATER QUALITY AND SUPPLIES ARE MAINTAINED AND ACIDIFICATION AVOIDED.

2.40 Afforestation can provide benefits such as timber supply, job creation, landscape improvements and recreational opportunities and assist in reducing the effects of global warming. However, unrestricted forestry can change the character of landscape unacceptably and adversely affect agricultural and nature conservation interests. The Planning Authority is consulted on woodland works over 10 hectares in extent, and will refer to policy en15 when considering schemes.

2.41 Trees and woodlands make a significant contribution to the landscape and are also often important wildlife habitats. Even in urban areas, trees can provide visual relief to a hard landscape. Some individual trees and areas of woodland are protected by Tree Preservation Orders (TPOs), which prevent lopping, topping or felling without the express consent of the Local Planning Authority. Where a tree with legislative protection is removed by virtue of consent from the Local Planning Authority or otherwise damaged, an appropriate replacement will normally be required.

2.42 TPOs have usually been made where woodland or trees were considered to be valuable for visual or amenity reasons. It is now considered that woodland management referred to in paragraphs 2.38 to 2.39, is the best method of securing the long term well-being of trees, but TPOs will probably continue to be the most appropriate means of protection for trees and woodlands under threat, especially in urban areas. The County Borough Council will make further TPOs where it is considered necessary to protect individual trees and groups of trees having special quality, and trees on sites subject to development pressure, in the interests of environmental and visual amenity, and when appropriate to take enforcement action in cases of contravention of the Orders. As discussed in paragraph 2.91, referring to policy en49, TPOs will be made by the County Borough Council on trees in

designated Conservation Areas in instances where notice to fell, lop or top a tree is made under the Town and Country Planning Act 1990 (s211) to the Local Authority, and the proposed works are not considered to be in the interests of good arboricultural practice or environmental amenity.

Policy en16 - landscaping of developments

PROPOSALS FOR DEVELOPMENT WILL BE REQUIRED TO INCLUDE PROVISION FOR LANDSCAPING, INCLUDING NEW TREE PLANTING OF NATIVE AND ORNAMENTAL SPECIES AS APPROPRIATE, AND THE PROTECTION OF EXISTING WOODLAND, TREES AND HEDGEROWS AND OTHER NATURAL FEATURES WORTHY OF RETENTION FOR THEIR AMENITY AND NATURE CONSERVATION VALUE, INCLUDING WILDLIFE HABITATS. MEASURES WILL BE REQUIRED TO PROTECT DURING CONSTRUCTION WORKS SUCH FEATURES TO BE RETAINED. REPLACEMENT PLANTING WILL BE REQUIRED IN CASES OF TREE LOSS FROM DEVELOPMENT WHERE IT IS CONSIDERED NECESSARY IN THE INTERESTS OF AMENITY.

2.43 Where a development site is not covered by a TPO, planning conditions to protect trees or incorporate a landscaping scheme may be appropriate if consent for development is granted. Conditions on a planning consent may require the retention and preservation of existing trees, replacement of trees lost as a result of development or enhancement of a site with additional planting. Generally, the planting of native hardwood trees will be encouraged, particularly where a development will be seen in a countryside setting. However, in urban areas and in settings where a formal or decorative effect is appropriate, ornamental species may be used.

POLICIES FOR AGRICULTURE AND THE RURAL ECONOMY

Policy en17 - development on agricultural land

DEVELOPMENT INVOLVING THE LOSS OF THE BEST AND MOST VERSATILE AGRICULTURAL LAND CLASSED AS GRADES 1, 2 AND 3A IN THE MAFF LAND CLASSIFICATION WILL BE PERMITTED ONLY EXCEPTIONALLY. WHERE THE LOSS OF SUCH LAND IS UNAVOIDABLE, DEVELOPMENT SHOULD TAKE PLACE ON LAND OF THE LOWEST POSSIBLE GRADE OF AGRICULTURAL QUALITY, OR NON-AGRICULTURAL LAND, SUBJECT TO NATURE CONSERVATION CONSIDERATIONS, AND WHEREVER POSSIBLE, NO PROPOSAL SHOULD LEAD TO THE LOSS OF THE VIABLE FARM UNIT.

2.44 Land is classified in the United Kingdom by the Ministry of Agriculture into grades according to its quality and the character of the terrain. The grading of land on specific sites is undertaken by the National Assembly for Wales Agriculture and Rural Affairs Department. Grades 1 and 2 are given to high quality land with minor or no physical limitations on which the widest range of crops can be grown. Grade 3 land has moderate limitations due to

soil, relief or climate and can support a restricted range of crops. This grade is subdivided into grades 3a and 3b. Land of grades 4 and 5 has severe limitations due to adverse conditions, relief or climate and supports low output enterprises or rough grazing. The grade of land governs the use to which it is put, giving rise to differing farming methods, land use characteristics and visual landscape.

2.45 Land of Agricultural Land Classification grades 1, 2 and 3a, is considered by the Government, in Planning Guidance (Wales) Planning Policy, to be the best and most versatile land. Such land is very scarce in the plan area, and policy en17 aims to give it protection from loss or development by virtue of its agricultural value alone. In cases where the loss of land of higher agricultural grading is unavoidable, development should occur on land of the lowest grade. However the policy does not imply that a particular development would necessarily be favoured on land of a lower agricultural grade, which is often important for its nature conservation or amenity value. Wherever possible, development should take place on land of lower agricultural quality or non-agricultural land. Although it is not current Government policy to safeguard grades 4 and 5 land from development, except within a broader context of countryside protection, poorer quality land takes on a greater importance in upland areas, such as much of Taff Ely.

2.46 Agriculture is a major land use in Taff Ely dominating the character of the upland plateau. Agricultural activity consists mainly of extensive rearing of livestock, particularly sheep, and the management of the grazing areas has an important influence on the visual character of the plan area. The countryside that is seen today has been largely shaped by farming over centuries. The best and most versatile land is very scarce in the plan area, only surfacing at Brynsadler, Llanilid and Felindre in the south-west corner of the plan area, and graded 3a. It is likely that land of at least grade 3 also lies along the M4 corridor, particularly near Llanharry, Pontyclun and Groesfaen. There is no grade 1 land in Taff Ely. Most of the agricultural land in the plan area is found on the uplands on the steep terrain of the coalfield plateau and is predominantly of grades 4 and 5. Grade 4 land can be of vital importance in an upland rural economy. Much of the land in the southern part of Taff Ely and on the valley sides is capable of improved grassland use and is used in conjunction with grade 5 land for rough grazing. Higher land often includes woodlands which may reduce its agricultural potential, but provides shelter belts. Where the soil is not deep or fertile enough for hedgerows, enclosure is by dry stone walls or wire. Land of limited agricultural potential is often visually attractive.

Policy en18 - restriction of access to agricultural land

DEVELOPMENTS WHICH ABUT AGRICULTURAL LAND SHOULD INCLUDE APPROPRIATE DESIGN MEASURES TO CONTROL ACCESS TO THE AGRICULTURAL LAND.

2.47 Other developments, such as housing, infrastructure or recreational facilities, compete with agriculture for the use of land, especially on the edge

of urban areas. Some types of development next to farms can actually influence agricultural operations. Therefore any detrimental effects can be reduced by locating compatible uses next to farmland and by the judicious use of landscaping. Where development is permitted adjacent to farmland, vandalism, disturbance and trespass can sometimes be a problem to agricultural enterprises. To some extent this can be avoided or minimised by only permitting land uses next to farmland that would not encourage people to visit. To this end, "buffer zones" can be provided between farmland and housing. Certain types of semi-rural development can form a useful buffer between agricultural land and more urban uses. For example, golf courses, playing fields, allotments, schools or hospitals, all of which have large areas of open space, may be permitted on the fringes of agricultural areas if compatible with other policies. Appropriate design measures are those that are both visually and functionally acceptable. For example, obtrusive security fencing would not be acceptable, but designing an estate layout to link pedestrian routes to existing footpaths would be encouraged.

Policy en19 - rural economy diversification

PROPOSALS FOR DEVELOPMENT ON AGRICULTURAL LAND WHICH IS NOT CLASSIFIED AS BEING THE BEST AND MOST VERSATILE OF AGRICULTURAL GRADES 1, 2 OR 3A WILL BE PERMITTED WHERE IT IS DEMONSTRATED THAT A PROPOSAL IS AN DIVERSIFICATION SCHEME WHICH WILL:

1. BENEFIT THE RURAL ECONOMY;
2. MAINTAIN OR ENHANCE THE ENVIRONMENT;
3. BE COMPATIBLE WITH SURROUNDING LAND USES;
4. NOT RAISE TRAFFIC GENERATION TO AN UNACCEPTABLE LEVEL; AND
5. CONTRIBUTE TO THE MAINTENANCE OF AN EXISTING ON-FARM OR RURAL ENTERPRISE.

2.48 In assessing a proposal for diversification of the rural economy, environmental considerations are still important. No development will be allowed on land of specific environmental importance, for example, and all development should maintain or even enhance the environment. The Government's 1990 White Paper "This Common Inheritance" argues that to maintain a healthy rural economy is one of the best ways to protect and improve the countryside. There can actually be a threat to the countryside if the profitability and viability of holdings is such that the agricultural role of countryside caretaker can no longer be afforded. Although many forms of development could be accommodated in the countryside, location and design should be sensitive in order for a proposal to be permitted. Many activities can be carried out in rural areas without causing unacceptable disturbance. There is a range of options such as extended planting, clean high technology

industry, recreation and leisure enterprises, or small holiday developments including caravan and chalet parks and camping facilities. Whilst tourism plays an important part in farm diversification it may also damage the landscape and heritage on which it depends, so that a balance between economic and environmental interests has to be sought. The range of industry that can be successfully located in rural areas is expanding, some commercial activities being, for example, less noisy than agricultural operations.

2.49 Economic alternatives to create new jobs and new sources of income are essential to the continued or improved well being of rural areas. Agriculture is not only a land use but also a job source. Thus pressures on farm viability influence employment levels as the agricultural industry sheds workers. Whilst agriculture is likely to remain the major user of rural land it will no longer be the main provider of rural employment. The policy of diversification of the rural economy aims to support continued rural employment by allowing other non-farming enterprises, possibly using surplus agricultural buildings as well as land which is taken out of production. Although it is still intended as indicated by policy en17 to reserve the best and most versatile agricultural land for farming purposes, it is possible to use lower grade land for diversification schemes, subject to any proposals complying with other planning policies, such as those aimed at environmental protection.

Policy en20 - farm viability

AGRICULTURAL DEVELOPMENT REQUIRING PERMISSION WILL BE APPROVED WHERE IT IS DEMONSTRATED TO BE DESIRABLE FOR THE CONTINUED VIABILITY OF A FARM.

2.50 Trends over recent years have pointed to a decrease in farm viability. Loss of part of a farm holding can have implications for the continued functioning of the remainder. Where a proposed development is shown to contribute to the continuing viability of a farm unit, it is likely to be permitted unless there are other overriding planning objections. As farm viability comes under pressure, policies to make the best use of the countryside in the absence of agricultural activity are required. The present trend of a decrease in the number of viable farm units has to be examined in the light of changes in European and UK agricultural policies. The basic structures of the European Community Common Agricultural Policy were formulated at a time when there was a need to ensure plentiful food supplies, and subsidies and grants were made available to farmers. As food surpluses were produced, profitability came to rely on subsidies. Government policy seeks to sustain the rural economy and current guidance given in Planning Guidance (Wales) Planning Policy encourages diversification in rural areas, including the re-use and adaptation of rural buildings, whilst continuing to preserve the best quality land.

Policy en21 - horses

PROPOSED DEVELOPMENT FOR EQUESTRIAN ACTIVITIES WILL BE PERMITTED IF:

1. ITS DESIGN AND SITING WILL NOT ADVERSELY AFFECT ENVIRONMENTAL AMENITY OR LANDSCAPE, OR THE HISTORIC OR NATURE CONSERVATION VALUE OF LAND; AND
2. AN ADEQUATE NETWORK OF OFF-ROAD TRAILS IS ACCESSIBLE.

2.51 The keeping and riding of horses for recreational or commercial equestrian activities is becoming increasingly popular. The use of agricultural land for grazing purposes, albeit wholly or partly by non-agricultural horses, is in itself an agricultural use of the land, and planning permission is not required. However, development of any structure to house non-agricultural horses outside the curtilage of a dwelling house requires the consent of the Local Planning Authority. As with all development in the countryside, the design and siting of buildings for horses should not adversely affect the environment or disturb the landscape, historic or nature conservation value of a site.

POLICIES FOR AGRICULTURAL DEVELOPMENT

2.52 Planning policies relating to agriculture must encompass both economic and environmental viewpoints. The production of food and raw materials is only one aspect of the rural economy. Agriculture plays a fundamental role in maintaining the natural environment and is sometimes regarded as a "countryside caretaker". To a great extent the industry creates and sustains the natural environment and changes in the structure of farming, such as the creation of larger units, for example, can have serious environmental effects. Hedgerows and their wildlife habitats can be lost or traditional features such as stone walls and buildings can become neglected when no longer relevant to modern farming practices, with a consequent impact on the visual rural scene. Planning Guidance (Wales) Planning Policy recognises that the countryside should be protected for its own sake and not just for the productive value of the land. The needs of farmers thus have to be considered in conjunction with the demands of conservationists, and pressures from other land users such as visitors to the countryside. Agriculture will remain a major user of land albeit a decreasing one. It still remains essential to retain an efficient agricultural industry although circumstances have changed.

2.53 Agricultural developments themselves have wide exemption from planning control. The Town and Country Planning General Development Order 1988, as amended 1991, grants planning permission for a range of developments involving the agricultural or forestry use of land on units of 5 hectares or more, although there are exceptions. Developers are advised to contact the Local Planning Authority for details, and it is necessary for all

persons who wish to undertake permitted development on agricultural land to notify the Authority of their intentions.

2.54 Although new agricultural buildings are generally exempt from planning controls, they can still have a considerable impact on the landscape. The impact of new development will be minimised by sympathetic design, siting and external appearance of a proposed new agricultural or forestry buildings and their relationship to their surroundings. Ideally, new agricultural building should form part of a group rather than stand in isolation, relate to existing buildings in size and colour, avoid skyline sites, incorporate landscaping to soften hard outlines and be built from materials which match or blend in with existing buildings.

Policy en22 - agricultural dwellings

PROPOSED AGRICULTURAL DWELLINGS WILL BE PERMITTED IN THE COUNTRYSIDE WHERE THERE IS A SATISFACTORY JUSTIFICATION FOR THE DEVELOPMENT TO SERVE AN AGRICULTURAL OR FORESTRY NEED IN THE LOCALITY, AND PROVIDING NO SUITABLE ALTERNATIVE DWELLING IS AVAILABLE AND THE DEVELOPMENT WILL HAVE NO UNACCEPTABLE ADVERSE EFFECT ON THE ENVIRONMENT, INCLUDING THE WATER ENVIRONMENT.

2.55 Agricultural dwellings are a specific type of development on farms, which is not regarded as "permitted" in law. Planning policies do not normally allow housing in the countryside, and isolated development requires special circumstances for it to be permitted. New housing may be justified where circumstances dictate that an agriculture or forestry worker needs to occupy a dwelling on or near their place of work because, for example, animals or processes may need attention at short notice. A policy permitting dwellings to be built in special cases allows development in locations that would otherwise be in conflict with other planning policies.

2.56 When proposals to build agricultural dwellings are submitted, confirmation of the need for a new dwelling will be required. "Need" for a dwelling will always be assessed according to the demands of the enterprise concerned, and not on the personal circumstances or preferences of individuals. Factors such as present and likely future requirements of the farm or enterprise and the extent to which existing accommodation is available in the locality will be taken into account. Even where it is accepted that there is a need, consent for a dwelling to be occupied by an agricultural worker will not necessarily be forthcoming, in order to minimise intrusive development in the countryside. It may, for example, not be necessary for the worker to actually live on the farm holding to maintain adequate supervision, but it may be possible for that worker to live on a nearby holding or in a local settlement having arguably greater domestic and social advantages.

Policy en23 - occupancy of permitted agricultural dwellings

OCCUPANCY OF DWELLINGS PERMITTED TO HOUSE AGRICULTURAL WORKERS WILL BE RESTRICTED BY CONDITION TO THOSE EMPLOYED OR LAST EMPLOYED IN THE LOCALITY IN AGRICULTURE OR FORESTRY, THEIR WIDOWS OR WIDOWERS OR THEIR RESIDENT DEPENDANTS.

2.57 It is important to ensure that dwellings permitted because of an original intention to house an agricultural worker are kept available to meet any future agricultural need to avoid further development. Even when no longer needed for the original business, an agricultural dwelling should ideally be kept available to meet the needs of other farms in the area, to avoid a proliferation of buildings in the countryside.

Policy en24 - continuing need for agricultural occupancy restrictions

PROPOSALS TO REMOVE RESTRICTIVE OCCUPANCY CONDITIONS WILL ONLY BE PERMITTED WHERE AN EVALUATION OF THE AGRICULTURAL NEEDS OF A LOCALITY DEMONSTRATES THAT AN AGRICULTURAL OR FORESTRY NEED FOR A DWELLING NO LONGER EXISTS.

2.58 Agricultural change may affect the requirements for a dwelling to be occupied by an agricultural worker whether originally employed on a particular enterprise or not. Dwellings with occupancy conditions should not then be kept vacant by virtue of a planning restraint that appears to have outlived its usefulness. When determining applications for the removal of an occupancy condition to the continuing need for an agricultural dwelling in the area as a whole, and not only for the requirement of an individual holding will be assessed.

POLICIES FOR EXISTING BUILDINGS IN THE COUNTRYSIDE

Policy en25 - alteration of agricultural dwellings and other buildings in the countryside

THE ALTERATION, RENOVATION OR CONVERSION OF EXISTING BUILDINGS IN THE COUNTRYSIDE, INCLUDING AGRICULTURAL DWELLINGS, WILL ONLY BE PERMITTED WHERE:

1. THE EXISTING BUILDING IS STRUCTURALLY SOUND OR IS CAPABLE OF BEING MADE SO WITHOUT SUBSTANTIAL MAJOR EXTERNAL ALTERATIONS OR RECONSTRUCTION;
2. THE PROPOSED USE IS COMPATIBLE WITH SURROUNDING LAND USES;

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3. THE PROPOSED DEVELOPMENT DOES NOT INVOLVE A SUBSTANTIAL CHANGE IN THE EXISTING SIZE OR APPEARANCE OF THAT BUILDING;
4. THE CHARACTER, FORM, BULK AND DESIGN OF TRADITIONAL RURAL BUILDINGS ARE RESPECTED, AND THE PROPOSED CONVERSION IS IN SCALE AND SYMPATHY WITH THE SURROUNDING LANDSCAPE;
5. THE PROPOSAL SATISFIES TRANSPORTATION CONSIDERATIONS INCLUDING ACCESS, TRAFFIC GENERATION AND PARKING;
6. SERVICES INCLUDING DRAINAGE SHOULD EXIST, BE REASONABLY ACCESSIBLE OR BE CAPABLE OF BEING READILY AND ECONOMICALLY PROVIDED; AND
7. THERE ARE NO ADVERSE EFFECTS ON NATURE CONSERVATION INTERESTS.

2.59 All proposals to alter, renovate or convert rural buildings will be considered on their merits, but factors such as the character, age, condition and appearance of a building will be taken into consideration together with its location, and the nature of the proposed development. There may be opportunities to re-use agricultural and other rural buildings and adapt them for alternative uses, particularly as part of rural economic diversification schemes. Re-use may also reduce demand for new development in the countryside. Possible acceptable alternative uses in rural buildings could be for residential or tourism purposes or a commercial use which falls within Class B1 of the Town and Country Planning Use Classes Order. Whilst buildings of more traditional design may lend themselves to conversion for residential or tourism uses, commercial development may be acceptable in a more modern shed-style building. Redevelopment is usually preferable to disuse and dereliction, providing that normal development control criteria, such as acceptable access, are met. Planning objections, for example on environmental or traffic grounds may sometimes outweigh any advantages of re-use. Proposals for additional new buildings at the site of rural building conversions will be determined on their merits but must meet the demands of other policies in order to be permitted.

2.60 In order to be permitted, re-use of a rural building should not involve a substantial change in the floorspace or appearance of that building. Any proposal that would result in a significant alteration to size or appearance will be treated as a new development and be assessed against policies relating to building in the countryside. Similarly, proposals involving buildings that are so derelict that substantial or complete rebuilding or renovating is required for re-use, will also be treated as new developments in the countryside. "Substantial change" in relation to policy en25.3 will be interpreted as an increase in the volume of the existing building by more than one third or a material alteration in the shape, elevation, height or external materials of the building.

2.61 Although re-use of a traditional building may be acceptable in principle, individual proposals should meet specific design criteria in order to be permitted. A "traditional" building is considered to be one in natural materials and in a form of construction typical of the local vernacular style. In order to be permitted, proposals for alteration should comply with all the following criteria.

1. External materials should be retained and any replacements or repairs should be in authentic materials.
2. Existing door and window openings should be retained. New openings should be kept to a minimum and will be discouraged.
3. Window frames and doors should be timber, and if painting or staining is necessary, coloured in black or dark brown.
4. Roof lights should only be on the private side of a building.
5. Internal timber structural elements, such as beams and trusses, should be retained.
6. There should be no new chimney stacks.
7. There should be no plastic guttering.
8. There should be no external aerials.
9. There should be no dormer extensions.
10. Where there is evidence of barn owl occupation, provision for owls should be incorporated into the conversion.

DESIGN POLICIES

Policy en26 - general criteria for design of new development

DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SATISFACTORY IN RESPECT OF SITING, LAYOUT, SCALE, HEIGHT, MAINTENANCE OF PRIVACY, MATERIALS, DESIGN, PROVISION OF ACCESS, SERVICING AND PARKING, LANDSCAPING, PROVISION OF SPACE ABOUT BUILDINGS, LIGHTING, ENERGY EFFICIENCY AND ITS EFFECT ON ITS SURROUNDINGS.

2.62 The County Borough Council will pay particular attention to the design and landscaping of proposed developments. In order to be permitted, development proposals should demonstrate an appreciation of the surrounding area and ensure that schemes are designed to a high standard, in order to improve the visual and physical qualities of the environment. The

height of buildings should be sensitive to the character of the surroundings, and the disruption of skylines or important vistas should be avoided.

Policy en27 - relationship of development to surroundings

DEVELOPMENTS, INCLUDING HOUSEHOLDER DEVELOPMENTS, WILL ONLY BE PERMITTED IF THEY ARE IN KEEPING WITH OR IMPROVE THE ORIGINAL ARCHITECTURAL STYLE OF THEIR SURROUNDINGS.

2.63 Existing individual and groups of buildings can have an important impact on their surroundings. Buildings, such as churches, chapels or those in commercial use may be particularly prominent in a street scene. In addition, groups of buildings and whole streets or areas in the nineteenth century parts of industrial settlements or the original cores of the more rural settlements in the plan area lend a historic or architectural interest to the local built environment. Efforts will be made to retain the character of such areas, as unsympathetic alterations and extensions to individual properties or a new development that is out of keeping with its surroundings can destroy the character of a whole area. Whilst the Local Planning Authority has no legislative powers to impose controls over developments which may be undertaken without express permission under the terms of the Planning Acts, it will endeavour to maintain the original character of buildings, particularly in the older parts of the plan area, both urban and rural.

Policy en28 - design for mobility

DEVELOPMENTS WHICH WILL BE USED BY THE GENERAL PUBLIC, OR AS PLACES OF EMPLOYMENT OR WHICH ENCOURAGE COUNTRYSIDE ACCESS, WILL ONLY BE PERMITTED IF THEIR DESIGN INCLUDES PARKING AND ACCESS ARRANGEMENTS TO ASSIST IN THEIR USE BY PEOPLE WITH DISABILITIES AND THOSE WITH IMPAIRED MOVEMENT.

2.64 The Local Planning Authority will require proposals for development to include appropriate access and parking measures to facilitate ease of movement and use by disabled people and others with mobility problems. Such measures may benefit those who are physically disabled and those whose movement is restricted by, for example, age or the presence of prams or young children.

Policy en29 - crime prevention by design

DESIGN MEASURES AIMED TO REDUCE THE INCIDENCE OR FEAR OF CRIME WILL BE PERMITTED. PROPOSALS FOR MAJOR DEVELOPMENTS WILL BE REQUIRED TO INCLUDE SUCH MEASURES. PROPOSALS FOR SECURITY SHUTTERS AND GRILLS SHOULD COMPLY WITH POLICY EN30.

2.65 Planning Guidance (Wales) Planning Policy requires plans to take account of social considerations including measures for crime prevention.

This can be achieved through appropriate design measures. The approach recognises the need to enhance the designated use of a space in such a way to prevent the incidence and fear of crime. For example, the layout of housing estates, the arrangements of seating in a shopping centre or the numbers and positions of entrances to a space can improve security of an area, and improve public perception of the fear of criminal behaviour there. The South Wales Constabulary operate a "Secured by Design" scheme which encourages developers to adopt guidelines to upgrade security against crime and to promote fire safety. The scheme encompasses estate design and layouts of proposed developments as well as matters which are outside the scope of planning control, such as the physical security of doors and windows and the installation of lighting, alarms and smoke detectors. Developers should be aware of the scheme and the County Borough Council will support environmental measures to reduce crime. Security shutters in commercial areas are dealt with in policy en30.

Policy en30 - grills and shutters

PROPOSALS FOR SECURITY GRILLS AND SHUTTERS ON THE HIGHWAY-FACING FACADES OF BUILDINGS WILL BE REQUIRED TO MAINTAIN VISIBILITY TO THE SHOP FRONTS AND WINDOWS.

2.66 Shutters and security grills are fitted to shop fronts as crime prevention measures. They can have a detrimental effect on environmental amenity and the vivacity of a street scene, especially at night. It is possible to provide a high level of security whilst maintaining visibility of the buildings, shop windows etc. by installing products with a more open nature. In order to be permitted, security grills and shutters should be of the open type.

Policy en31 - shopfronts design

PROPOSED NEW SHOPFRONTS WILL BE PERMITTED WHERE THEY:

1. HARMONISE WITH THE TRADITIONAL APPEARANCE OF A BUILDING AND ITS SURROUNDINGS;
2. AVOID THE USE OF MATERIALS WHICH DO NOT ENHANCE ENVIRONMENTAL AMENITIES;
3. RETAIN FEATURES WHICH POSSESS GOOD ARCHITECTURAL QUALITIES OR CONTRIBUTE TO THE OVERALL CHARACTER OF AN AREA;
4. AVOID DISRUPTION TO EXISTING DETAILING AND PROPORTIONS, TO THE UPPER STOREYS OF A BUILDING OR ITS IMMEDIATE NEIGHBOURS;
5. RETAIN EXISTING WINDOW OPENINGS ABOVE GROUND FLOOR LEVEL;

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6. PROVIDE SHALLOW FASCIAS BELOW FIRST FLOOR WINDOW LEVEL; AND
7. PROVIDE WHEELCHAIR ACCESS

Policy en32 - shopfronts across more than one building

PROPOSALS FOR SHOP FRONTS EXTENDING TO MORE THAN ONE PROPERTY OF DIFFERENT IDENTITIES WILL BE PERMITTED WHERE THE INDIVIDUAL BUILDINGS ARE RECOGNISED BY THE PROVISION OF SEPARATE FASCIAS AND SHOP FRONTS.

2.67 The former Taff Ely Borough Council adopted a policy for the design of shopfronts in Pontypridd Town Centre. This Local Plan extends those guidelines to shopfronts throughout the plan area. Alterations and extensions should reflect the architectural quality of the original building, both in scale and materials. The design of new buildings should have regard to the scale, massing and detailing of the site's surroundings and shopfronts should be sympathetically designed. "Corporate image" shop fronts often favoured by national multiples should be tailored and modified to reflect the individual requirements of a building where appropriate. Some materials are often not suitable at a particular site. For example, the use of multi-coloured or reflective surfaces, anodised aluminium or acrylic sheeting are sometimes detrimental to appearance. Each proposal will be assessed on its merits, and the advice of the Local Planning Authority should be sought.

Policy en33 - re-use of upper floors

PROPOSALS FOR THE RE-USE OF VACANT UPPER FLOORS IN COMMERCIAL PROPERTIES WILL BE PERMITTED WHERE:

1. THE SITE IS WITHIN A DEFINED SETTLEMENT BOUNDARY; AND
2. THE PROPOSED USE IS COMPATIBLE WITH OTHER EXISTING USES IN THAT BUILDING.

2.68 The upper floors of buildings such as commercial properties, particularly in town centres, may be unused or underused. This can result in inadequate maintenance of the building leading to disrepair or dereliction. In order to avoid such a situation, with potentially harmful effects on environmental amenity, acceptable proposals to reuse vacant upper floors in buildings, especially in commercial centres, will usually be permitted if the proposed use is compatible with other uses of the building.

POLICIES FOR ADVERTISEMENTS

2.69 The majority of advertisements need permission, technically known as "express consent", before they can be installed and displayed. The procedures for obtaining such consent are contained in the Town and Country

Planning (Control of Advertisements) Regulations 1992. Some advertisements may be displayed without the need for formal consent. Such is the complexity of the Regulations, it is virtually impossible to list the types of advertisements which would not require consent. Accordingly, applicants are advised to contact the Local Planning Authority providing full details of their proposals at the earliest opportunity, in order that professional advice can be obtained. Applications for express consent will be considered in the light of two basic criteria, their effect on visual amenity and their impact on public safety.

Policy en34 - advertisements

ADVERTISEMENTS, OTHER THAN SIGNS CONSIDERED TO BE ESSENTIAL FOR THE PURPOSE OF IDENTIFICATION OR INFORMATION, WILL BE PERMITTED WHERE:

1. ROAD SAFETY IS NOT PREJUDICED;
2. THE SITE OR BUILDING IS PRIMARILY IN COMMERCIAL USE; AND
3. THE SIGNS ARE SENSITIVE TO ARCHITECTURAL QUALITY OF THE SITE OR A BUILDING AND ITS SURROUNDINGS.

2.70 Advertisements range from small shop signs to high roadside hoardings and can create particular problems for the appearance of a street or area. For example, many signs are badly designed or sited and can use inappropriate materials. Uncontrolled clutter of advertisements can also be unsightly. Although existing advertisements and signs may not necessarily be a problem, the County Borough Council will seek to ensure that the future display of advertisements on both existing and new premises does not detract from the visual environment or endanger public safety. Advertisement display should ideally make a positive contribution to the appearance of an area.

Policy en35 - advertisements on buildings

IN ORDER TO BE PERMITTED, PROPOSALS FOR ADVERTISEMENTS ON BUILDINGS SHOULD:

1. NOT PREJUDICE ROAD SAFETY;
2. BE IN SCALE WITH THE SURROUNDINGS;
3. BE DESIGNED AS AN INTEGRAL PART OF THE TOTAL FRONTAGE TREATMENT;
4. BE RESTRICTED TO THE GROUND FLOOR OF THE PREMISES (I.E. AT OR BELOW FASCIA LEVEL).; AND
5. NOT EXCEED ONE PROJECTING SIGN PER STREET FRONTAGE.

2.71 The design and position of signs on the face of a building can materially affect the appearance of that building. Attention should therefore be given to the overall design and architectural features of a building. For example, on shopfronts the most appropriate type of signing is good quality lettering applied within the depth of a modest fascia, either by sign writing or by applying manufactured lettering made from traditional materials such as wood, bronze or cast iron.

Policy en36 - roof signs

ROOF SIGNS WILL NOT BE PERMITTED.

2.72 Roof signs will not be permitted in the interests of visual amenity.

Policy en37 - illuminated signs

IN ORDER TO BE PERMITTED, ILLUMINATED SIGNS, OTHER THAN AT PETROL FILLING STATIONS, SHOULD:

1. CONFORM TO THE REQUIREMENTS OF POLICIES EN34 AND EN35 ABOVE;
2. NOT PREJUDICE ROAD SAFETY;
3. NOT EXCEED ONE IDENTIFICATION SIGN AND ONE PRODUCT SIGN ON EACH ROAD FRONTAGE IN TOTAL;
4. BE FIXED AT OR NEAR THE HEIGHT OF ANY FASCIA BOARD;
5. NOT HAVE AN AREA OF ILLUMINATION OCCUPYING THE WHOLE OF A FASCIA BOARD; AND
6. HAVE AN INTENSITY OF ILLUMINATION WHICH ACCORDS WITH THE STANDARDS LAID DOWN BY THE ASSOCIATION OF LIGHTING ENGINEERS.

2.73 Internally illuminated fascia signs can often be visually intrusive, since they tend to give a strong horizontal line within a street scene. Internally illuminated box signs can be intrusive and obliterate details of the buildings on which they are placed. All proposals for internally illuminated signs will be considered on their merits, but where illumination of a sign is desired, the external lighting of fascia signs or fascia lettering will be encouraged, subject to the provisions of policy en38.

Policy en38 - illuminated signs at petrol stations

ILLUMINATED SIGNS WILL BE PERMITTED AT PETROL FILLING STATIONS WHERE:

1. THE SIGNS WILL NOT PREJUDICE ROAD SAFETY;
2. THERE IS PRIOR AGREEMENT ON A GENERAL REDUCTION OR GROUPING OF OTHER SIGNS;
3. THE TOTAL NUMBER OF ILLUMINATED SIGNS ON THE PREMISES WILL NOT EXCEED ONE POLE-MOUNTED BRAND SIGN, VISIBLE FROM BOTH DIRECTIONS WITH PRICE BOX ATTACHED, TOGETHER WITH ENTRY AND EXIT SIGNS; AND
4. THE INTENSITY OF ILLUMINATION ACCORDS WITH THE STANDARDS REFERRED TO IN POLICY EN37.

2.74 Petrol filling stations often have more cluttered, more conspicuous displays than most other commercial premises, sometimes with a degree of duplication of signs. Many of these signs do not require formal planning consent. When new illuminated signs, which do require the formal consent of the County Borough Council, are proposed, a reduction or grouping together of scattered “deemed consent” signs will be sought from the owner or operator, in order to improve the appearance of petrol filling stations. The number, siting and design of illuminated signs, and the intensity of their illumination will be limited in the interests of visual amenity.

Policy en39 - free-standing poster hoardings

FREE-STANDING POSTER HOARDINGS WILL BE PERMITTED WHERE:

1. THEY ARE WITHIN A DEFINED SETTLEMENT BOUNDARY;
2. THEY DO NOT PREJUDICE ROAD SAFETY;
3. THEY ARE IN SCALE WITH THE STREET SCENE;
4. THEY DO NOT FACE RESIDENTIAL ACCOMMODATION;
5. THE SITE IS NOT A SHOP FORECOURT;
6. THE PROPOSALS PROVIDE FOR A LANDSCAPING OR AMENITY SCHEME AND ITS MAINTENANCE; AND
7. WHERE THEY HELP TO SCREEN UNSIGHTLY AREAS.

2.75 Free standing poster hoardings are a dominant and conspicuous form of advertising. They can bring positive benefits to visual appearance by screening derelict land or hiding unsightly construction sites, and new hoardings may be permitted in such circumstances. Unused land in front of the hoardings should be landscaped or used for public amenity, such as a sitting area.

Policy en40 - wall-mounted poster displays

WALL-MOUNTED POSTER DISPLAYS WILL BE PERMITTED IF:

1. THE DISPLAY WILL NOT PREJUDICE ROAD SAFETY;
2. THE PROPOSED SITE FORMS PART OF COMMERCIAL PREMISES;
3. THE PROPOSED SITE DOES NOT FACE RESIDENTIAL ACCOMMODATION;
4. THE PROPOSED SITE DOES NOT CONTAIN THE WINDOW OF A HABITABLE ROOM;
5. THE DISPLAY WILL BE RELATED IN SIZE AND SCALE TO THE WALL ON WHICH IT IS TO BE MOUNTED; AND
6. THE DISPLAY WILL NOT INTERFERE WITH OR DETRACT FROM THE APPEARANCE OF ANY AMENITY FEATURE.

2.76 Poster displays on the gable-end or front walls of buildings frequently pay little regard to the overall appearance of a building. Posters mounted on non-commercial buildings or on walls facing housing, and those that spoil the appearance of features, will not be allowed because of their detrimental visual effect.

Policy en41 - advertisements in commercial parks

ADVERTISEMENTS ON COMMERCIAL RETAIL AND BUSINESS PARKS WILL BE PERMITTED IF:

1. THEY COMPLY WITH THE OTHER ADVERTISEMENT POLICIES OF THIS PLAN;
2. DO NOT PREJUDICE ROAD SAFETY;
3. ARE DESIGNED TO INTEGRATE WITH A LANDSCAPING SCHEME; AND
4. THERE IS NO MORE THAN ONE SIGN OF ITS TYPE ON EACH APPROACH TO A PARK.

2.77 Retail and business parks can contain a proliferation of signs and advertisements. Such parks are usually subject to a landscaping scheme and a profuse or visually insensitive display of advertising can detract from the environmental amenity of a site. Policy en41 seeks to control the type and number of signs at commercial parks.

Policy en42 - advertisements in conservation areas

ADVERTISEMENTS IN DESIGNATED CONSERVATION AREAS WILL BE PERMITTED IF:

1. THEY ARE CONSIDERED TO BE ESSENTIAL FOR IDENTIFICATION OR INFORMATION;
2. THEY ARE ON A SITE OR BUILDING WHICH IS PREDOMINANTLY IN COMMERCIAL USE; AND
3. THEY ARE CONSIDERED TO BE SENSITIVE TO THE ARCHITECTURAL QUALITY OF THE SITE OR BUILDING AND ITS SURROUNDINGS.

2.78 In the designated Conservation Areas of the plan area, which are discussed in the next section of this Chapter, advertisement display will be more strictly controlled in order not to detract from the character of the areas. Advertisements will often be acceptable, particularly in commercial areas, but they should be restricted to well-designed essential signs that are located on the buildings or sites to which they relate.

2.79 In the Llantrisant Conservation Area, environmental improvements could be achieved by reducing the amount of advertising in the Town Centre to a more acceptable level. The Town and Country Planning (Control of Advertisements) Regulations 1992 provide that certain types of advertisements may be displayed without the express consent of the Local Planning Authority. The Regulations also provide that the Authority can designate an Area of Special Control in which tighter controls over advertisement display can be imposed. It is proposed that the Llantrisant Conservation Area should be designated as an Area of Special Control to limit the amount of advertising in Llantrisant Town Centre, in the interests of visual amenity.

Policy en43 - advertisements in the central area of Pontypridd

IN ADDITION TO THE REQUIREMENT TO COMPLY WITH OTHER ADVERTISEMENT POLICES OF THIS PLAN, ADVERTISEMENTS IN GELLIWASTAD GROVE, GELLIWASTAD ROAD, LIBRARY ROAD, MORGAN STREET, CHAPEL STREET, BERW ROAD, BRIDGE STREET, WITHIN THE PONTYPRIDD TOWN CENTRE CONSERVATION AREA, AND IN YNYSANGHARAD PARK, PONTYPRIDD WILL BE PERMITTED IF THEY ARE:

1. NON-ILLUMINATED SIGNS;
2. CONSIDERED TO BE ESSENTIAL FOR IDENTIFICATION OR INFORMATION; AND
3. SENSITIVELY DESIGNED IN RELATION TO THEIR LOCATION.

2.80 Although much of the Pontypridd Town Centre Conservation Area is commercial in character, parts are predominantly residential and have an attractive townscape. Only signs which are essential to identify premises, or which provide information about the ownership of or activities at a site and are sensitive to their location will normally be permitted in the areas listed in policy en43.

Policy en44 - removal of advertisements

THE LOCAL PLANNING AUTHORITY WILL REQUIRE THE REMOVAL OF ADVERTISEMENTS DISPLAYED WITH THE BENEFIT OF DEEMED CONSENT, WHICH IT CONSIDERS SERIOUSLY DETRACT FROM VISUAL AMENITY. PRIORITIES FOR ATTENTION WILL BE:

1. SIGNS WHICH DETRACT FROM PUBLIC SAFETY;
2. CONSERVATION AREAS;
3. RESIDENTIAL AREAS;
4. FREE STANDING POSTER HOARDINGS;
5. WALL MOUNTED POSTER DISPLAYS;
6. PETROL FILLING STATIONS;
7. ILLUMINATED SIGNS.

2.81 The removal of unsightly or excessive advertising displayed with deemed consent in inappropriate locations throughout the Borough will be sought in order to improve the appearance of the environment. It is intended that positive negotiation and informal contact should be pursued before more formal action is sought through the serving of Discontinuance Orders under the Planning Acts.

POLICIES FOR CONSERVATION AREAS

2.82 Although design matters are important throughout the plan area, they are especially so in designated Conservation Areas. These are designated under the Planning Acts as areas of special historic or architectural interest in which the Local Authority must pay particular attention to the preservation and enhancement of their character and appearance. Stricter planning controls and environmental enhancement measures apply within the areas. The consent of the Local Planning Authority is required not only for the development of new and the alteration of existing buildings but also for the demolition of existing structures. Notice must be given of the lopping, topping and felling of trees in Conservation Areas.

2.83 Thirteen Conservation Areas have been designated in the plan area and they are shown on the Proposals Map. They are:

In the Llantrisant policy area:

- Llanharan - an area around the old mill and church;
- Llanharry - the core of the original village;
- Llantrisant - the old hill town;
- Miskin - the core of the original village;
- Talygarn - historic landscaped grounds of a large house.

In the Pontypridd policy area:

- Glan-y-llyn - an area of older housing at the northern end of Taffs Well;
- Graigwen - an area of distinguished older housing;
- Pontypridd (Taff) - the area around the Old Bridge and housing near the river to the north of the Town Centre;
- Pontypridd (Town Centre) - part of the commercial area of the town, including the market, and nearby residential streets;
- Treforest (Broadway) - an area of older industrial housing;
- Treforest (Old Park Terrace) - the core of a former industrial area which developed around the tin plate works;
- Treforest (Riverside) - similar to the Old Park Terrace area;
- Troedrihwtrwyn - a rural hamlet on the edge of Pontypridd.

Policy en45 - designation and extension of conservation areas

THE PLANNING AUTHORITY WILL DESIGNATE NEW CONSERVATION AREAS OR EXTENSIONS TO EXISTING CONSERVATION AREAS WHERE:

1. AN AREA IS CONSIDERED TO DISPLAY SPECIAL ARCHITECTURAL OR HISTORIC INTEREST; AND
2. THERE ARE SIGNIFICANT OPPORTUNITIES FOR THE IMPLEMENTATION OF SCHEMES TO PRESERVE AND ENHANCE THE SPECIAL CHARACTER AND APPEARANCE OF THE AREA.

2.84 The boundaries of the Conservation Areas will be kept under review, and new Conservation Areas will be designated, where it is considered appropriate by the Local Planning Authority. The legislation imposes a duty on Authorities to prepare proposals for the enhancement of Conservation Areas. This requires a detailed study of the character of each area and the preparation of a strategy.

2.85 Although the character of an area may to some extent have some additional protection through its designation as a Conservation Area, permitted development rights specified in the Planning Acts allow certain alterations and other development to take place without the need for planning

permission. In some cases, permitted development, such as the alteration of window styles or patterns can have a considerable, sometimes detrimental, effect on the visual environment. The legislative powers of the Local Planning Authority can be strengthened by the imposition of an "Article 4 Direction" under the Town and Country Planning (General Permitted Development) Order 1995. This has the effect, in the area covered, of requiring the express consent of the Local Planning Authority before development, normally exempted from the need to apply for and obtain permission, can be undertaken.

2.86 Article 4 Directions are only made exceptionally. In plan area, three were made by the former County Council to restrict the removal of material on specific sites and the former Borough Council imposed one to restrict the siting of caravans on land at Tonteg. Each of these relates to specific circumstances.

2.87 The County Borough Council believes that part of the Llantrisant Conservation Area, in the Town Centre, is also worthy of special consideration for further environmental protection. It is intended that legislation to control development in part of the area, to be defined after survey, should be tightened by the imposition of an Article 4 Direction.

Policy en46 - development in conservation areas

IN ORDER TO BE PERMITTED, PROPOSALS FOR DEVELOPMENT IN DESIGNATED CONSERVATION AREAS MUST BE SHOWN TO PRESERVE, MAINTAIN OR ENHANCE THE VISUAL ENVIRONMENT, AND NOT TO HARM THE HISTORIC OR ARCHITECTURAL CHARACTER OF THE AREA.

2.88 Development in conservation areas should not adversely affect the area and should maintain or positively enhance the environment. For example, proposals for development in designated areas will not be acceptable in outline. Applications for planning consent will be required to demonstrate details such as design and landscaping and the impact of proposals on the conservation area.

Policy en47 - design in conservation areas

IN ORDER TO MAINTAIN OR ENHANCE THE CHARACTER AND APPEARANCE OF DESIGNATED CONSERVATION AREAS, INCLUDING THE OPEN SPACES IN THOSE AREAS, PROPOSED NEW DEVELOPMENT AND ALTERATIONS TO EXISTING DEVELOPMENT WILL BE PERMITTED IF:

1. IT IS SYMPATHETICALLY DESIGNED, USING MATERIALS WHICH ARE IN KEEPING WITH THEIR SURROUNDINGS; AND
2. IT IS WELL RELATED TO THE SCALE, CHARACTER AND ARCHITECTURAL STYLE OF THE AREA.

2.89 Particular attention will be paid to design within the designated conservation areas. Proposals for development should be well related to the scale, character, architecture and materials of the surroundings. An individual building in a conservation area may be of sufficient merit for preservation, but the combination of buildings creates the character of the area, and any new development, including infill, or alteration to an existing structure should respect its surroundings.

Policy en48 - demolition in conservation areas

DEMOLITION OF BUILDINGS IN DESIGNATED CONSERVATION AREAS WILL ONLY BE PERMITTED WHERE IT CAN BE SHOWN THAT:

1. THE BUILDING IS BEYOND ECONOMIC REPAIR, OR OUT OF CHARACTER IN ITS SETTING, AND
2. AN ACCEPTABLE INTENTION, WITH DETAILED PROPOSALS, FOR REBUILDING OR ENVIRONMENTAL ENHANCEMENT ARE DEMONSTRATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY, OR THE PROPOSED DEMOLITION IS PART OF A WIDER APPROVED REDEVELOPMENT SCHEME WHICH WILL MAINTAIN OR ENHANCE THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.

2.90 It is necessary under the Acts to obtain the express consent of the Local Planning Authority before structures in a conservation area can be demolished. Before permission for demolition is granted, a bona fide intention to rebuild, or to maintain or enhance the environment by other means such as a landscaping scheme should be demonstrated to the Council. If necessary a legal agreement to ensure implementation of the proposal will be made between the developer and the County Borough Council. Proposals for demolition without acceptable replacements or other measures will not be permitted in designated conservation areas because unsightly gaps can appear which in turn create pressure for redevelopment, regardless of design quality.

Policy en49 - trees in conservation areas

PROPOSALS TO FELL, LOP OR TOP TREES WITHIN DESIGNATED CONSERVATION AREAS WILL BE PERMITTED WHERE THEY ARE CONSIDERED BY THE LOCAL PLANNING AUTHORITY TO BE NECESSARY IN THE INTERESTS OF GOOD ARBORICULTURAL PRACTICE FOR THE PRESERVATION OR ENHANCEMENT OF THE ENVIRONMENT. THE SUITABLE REPLACEMENT OF ANY LOST TREES WILL BE REQUIRED WHERE THE LOCAL PLANNING AUTHORITY CONSIDERS IT NECESSARY IN THE INTERESTS OF ENVIRONMENTAL PRESERVATION OR ENHANCEMENT.

2.91 The Town and Country Planning Act requires that notice must be given to the Local Authority of proposed works to trees in designated conservation areas, in order to give the Council an opportunity to respond or to make a tree preservation order (TPO) where appropriate. If the Council takes no action within six weeks of receiving notice, the proposed works to fell, lop or top a tree may proceed. An order would not be made where trees are considered to be dangerous, or irreparably diseased or where work is considered to be desirable in the interests of good arboricultural practice. In instances where a tree is lost, replacement with a suitable species may be required if it is considered desirable for environmental amenity.

Policy en50 - Talygarn Conservation Area

PROPOSALS FOR NEW DEVELOPMENT OR CHANGES OF USE IN THE TALYGARN CONSERVATION AREA WILL BE PERMITTED PROVIDED THAT:

1. THE SPECIAL CHARACTER AND APPEARANCE OF THE AREA IS PRESERVED OR ENHANCED;
2. THE INTERIOR AND EXTERIOR ARCHITECTURAL AND HISTORIC FEATURES OF THE LISTED BUILDINGS AND STRUCTURES ARE PRESERVED OR ENHANCED;
3. THE HISTORIC ARRANGEMENT OF BUILDINGS, GARDEN STRUCTURES, TREES, WOODLANDS, WATER, LAWNS AND FIELDS IS PRESERVED OR ENHANCED AS AN INTEGRAL WHOLE;
4. RARE TREES ARE RETAINED AND PROTECTED;
5. ACCESS AND PARKING APPROPRIATE FOR THE PROPOSED USES AND COMPATIBLE WITH THE CONSERVATION OBJECTIVES FOR THE AREA CAN BE PROVIDED; AND
6. LIKELY TRAFFIC GENERATION OF THE PROPOSED USES IS COMPATIBLE WITH THE SPECIAL CHARACTER AND APPEARANCE OF THE AREA.

2.92 This policy applies to Talygarn Hospital and surrounding grounds, shown on the Proposals Map, which largely owe their present appearance to the well-known ironmaster, philanthropist and horticulturist G T Clarke (1809-98). Since 1921, the property has been associated with the convalescence and rehabilitation of South Wales mineworkers. Apart from the grade II* listed mansion, there are grade II listed garden structures, and the grounds as a whole are to be registered by Cadw for their special historic interest. One of the special features is the collection of rare trees planted around the house. The outstanding historical significance of the place, together with the fragmented ownership and need to secure its future as a whole, justifies a specific policy to clarify the relevant planning objectives. In addition to the

relevant general policies of the environment chapter, concerning countryside, trees and conservation, this policy is to draw any developer's attention to the extreme care that is warranted with any possible building, alterations, demolition or landscaping in this area.

POLICIES FOR HISTORIC BUILDINGS AND ARCHAEOLOGY

2.93 Sometimes a specific building, rather than an overall area, is worthy of additional protection from inappropriate or insensitive alteration, because of its particular architectural or historic interest. Such buildings may be "listed" by the Secretary of State on the recommendation of Cadw, possibly after suggestion by the Local Authority or any other interested party. A "listed building" can be any type of structure, including groups of buildings, bridges or telephone kiosks, for example, and are graded I, II* or II according to their architectural or historic significance. The safeguarding of individual or groups of structures which have a particular architectural, landscape or historic value will continue to be kept under review, and where necessary the County Borough Council will request the National Assembly for Wales to confer listed building status in appropriate cases.

Policy en51 - development affecting listed buildings

THE PLANNING AUTHORITY WILL NOT GRANT LISTED BUILDING CONSENT FOR DEVELOPMENT THAT IS LIKELY TO ADVERSELY AFFECT THE ARCHITECTURAL OR THE HISTORIC VALUE OF A LISTED BUILDING, OR WHICH FAILS TO PRESERVE OR ENHANCE THE CHARACTER OF THE BUILDING.

2.94 Appendix 5 contains a schedule of all the listed buildings in the plan area. Once a structure is listed, any alteration or demolition, even if it does not require planning permission, requires listed building consent. Any proposal that would demolish or damage a listed building will not normally receive consent.

Policy en52 - development affecting structures of local value

DEVELOPMENT WILL NOT BE PERMITTED IF IT IS LIKELY TO DESTROY OR DAMAGE ANY STRUCTURE HAVING LOCAL VALUE BECAUSE OF ITS HISTORIC OR ARCHITECTURAL VALUE OR VISUAL INTEREST.

2.95 Some structures are not considered to be worthy of inclusion on the statutory list, but may have considerable local interest and value or are visually important. Any development proposals should recognise the environmental worth of such structures. A list of some of the supplementary buildings in Taff Ely known to have historic or architectural value is given in Appendix 6, even though those included have no official status.

Policy en53 - the settings of listed buildings and structures of local value

DEVELOPMENT WILL NOT BE PERMITTED IF IT IS LIKELY TO DESTROY OR DAMAGE THE SETTING AND IMMEDIATE SURROUNDINGS OF A STATUTORILY LISTED BUILDING, OR OTHER STRUCTURE HAVING LOCAL ARCHITECTURAL OR HISTORIC VALUE OR VISUAL INTEREST.

2.96 Whilst statutory protection is afforded to the fabric of listed buildings, it is important that any good quality setting of listed and other buildings of historic or architectural merit is also safeguarded in the interests of environmental amenity.

Policy en54 - nationally important archaeological remains

DEVELOPMENT WILL NOT BE PERMITTED IF IT WILL CAUSE DAMAGE OR INVOLVE SIGNIFICANT ALTERATIONS TO A SCHEDULED ANCIENT MONUMENT OR OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS, AND WILL NOT HAVE A SIGNIFICANT IMPACT ON THE SETTING OF VISIBLE REMAINS. PROPOSALS FOR IN SITU PRESERVATION OR INTERPRETATION OF THE ANCIENT MONUMENT OR OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS WILL BE PERMITTED.

2.97 The National Assembly for Wales is responsible for compiling a Schedule of Ancient Monuments. Structures, sites or remains of historic interest that are of national importance are included, usually at the request of Cadw. Scheduled Ancient Monuments in Taff Ely are listed in Appendix 7. Once scheduled, the responsibility for Ancient Monuments rests with the National Assembly. Scheduled Monument Consent is required from the National Assembly before any development, which includes demolition, alteration, extension or covering up, whether or not planning permission is required, can be undertaken. The Local Planning Authority has a more passive role, but will seek to protect Scheduled Ancient Monuments and their setting from any development proposals that may be detrimental to them.

Policy en55 - archaeological field evaluations

PLANNING APPLICATIONS FOR DEVELOPMENT LIKELY TO AFFECT KNOWN OR SUSPECTED SITES OF ARCHAEOLOGICAL INTEREST WILL NOT BE DETERMINED UNTIL A SATISFACTORY ARCHAEOLOGICAL FIELD EVALUATION IS UNDERTAKEN BY PROFESSIONALLY QUALIFIED ARCHAEOLOGISTS.

2.98 Planning Guidance (Wales) Planning Policy advises that the desirability of preserving an ancient monument and its setting is a material consideration in the planning process. Not all sites of historic or archaeological significance may be of sufficient national importance to be scheduled as Ancient Monuments by the National Assembly. However many

other sites have considerable local interest and value, and their protection should not be overlooked. Sites may be ancient or modern and can be visible structures or less obvious earth forms. They may be buildings, historic remains or items of industrial archaeology. Some unscheduled sites of interest have been defined and notified by the Glamorgan Gwent Archaeological Trust Ltd, which maintains the County Sites and Monuments Record (SMR). A list of known sites having some archaeological value is given in Appendix 8.

2.99 Archaeological sites and remains are regarded as a finite non-renewable resource. Whilst they are important for their own sake, sites can also provide much information about the past and have a role for education or tourism, and should not be needlessly destroyed. Where remains are known or suspected to exist, the Local Planning Authority may in the first instance request a potential developer to commission an archaeological field evaluation from a professionally qualified archaeologist. This is not a full excavation, but a rapid low-cost exercise to determine the archaeological value of a site before a planning application is determined.

Policy en56 - locally important archaeological remains

WHERE AN ARCHAEOLOGICAL FIELD EVALUATION OR OTHER EVIDENCE INDICATES THE PRESENCE OF LOCALLY IMPORTANT REMAINS, ANY PROPOSAL FOR DEVELOPMENT LIKELY TO DAMAGE OR SIGNIFICANTLY DETRACT FROM THE REMAINS OR THEIR SETTING WILL ONLY BE PERMITTED ONCE AGREEMENT HAS BEEN REACHED ON THE APPROPRIATE COMBINATION OF IN SITU PRESERVATION, RESCUE, RECORDING AND INTERPRETATION OF REMAINS, TOGETHER WITH ACCESS TO EXCAVATIONS BY PROFESSIONALLY QUALIFIED ARCHAEOLOGISTS.

2.100 The results of an archaeological field evaluation (policy en55) will indicate what extent of preservation or recording will be required at a site. Where evidence indicates strongly that remains are particularly important, further excavation may be required. The significance of the finds may suggest that no development should disturb the site other than for in situ preservation, recording and interpretation (policy en54). Where any proposed development is likely to result in the loss or despoliation of archaeological remains, including instances where developers are not willing to obtain evidence or not to incorporate recommendations of such a study into their proposals, planning permission is unlikely to be forthcoming.

2.101 The preservation of archaeological remains "in situ" is always to be preferred. However, this is not always feasible or necessary if development requirements override the archaeological value of a particular site. The importance and need for archaeological preservation will be assessed and balanced against the need for a particular development. Whilst the most important remains and their setting should, wherever possible, be protected from development, other sites will be subject to "preservation by record" in the event of development proposals which affect them being permitted. In such

cases, excavation and recording of finds by professionally qualified archaeologists will be required. In instances when the archaeological field evaluation indicates the presence of remains which are not necessarily worthy of in situ preservation, but nevertheless should be recorded, any permission to develop will be granted subject to conditions or an agreement, under the Planning Acts, requiring the developer to provide for the recording or rescue of remains or a watching brief by professionally qualified archaeologists before or during the course of development operations.

Policy en57 - archaeological rescue

WHERE ARCHAEOLOGICAL REMAINS ARE DISCOVERED DURING THE COURSE OF DEVELOPMENT OPERATIONS, THE PLANNING AUTHORITY WILL SEEK THE DEVELOPER'S CO-OPERATION IN MAKING THE APPROPRIATE COMBINATION OF PROVISION FOR IN SITU PRESERVATION, RESCUE, RECORDING AND INTERPRETATION OF REMAINS, TOGETHER WITH ACCESS TO EXCAVATIONS BY PROFESSIONALLY QUALIFIED ARCHAEOLOGISTS.

2.102 Some unknown archaeologically important remains that could have some significance may not be discovered until development is actually taking place. In such instances, where planning permission has been granted with no provision for treatment of the remains, the Planning Authority will normally rely on the goodwill of the developer to make appropriate arrangements. Only if exceptionally important remains were unexpectedly discovered, and agreement with the developer could not be reached, would the Planning Authority consider whether revocation of planning permission might be justified. It is expected that developers will make provision for a watching brief by professionally qualified archaeologists during development operations, in order that the importance of remains may be assessed. In appropriate circumstances, the Local Planning Authority may then seek the recording, rescue or preservation in situ of any archaeological finds, depending on their significance, by agreement with the developer.

2.103 In implementing policies en54 to en57, the Local Planning Authority will seek the advice and co-operation of reputable bona fide archaeologists. Potential and actual developers of sites with known archaeological remains, or remains discovered during development, should contact the Local Planning Authority at the earliest opportunity.

POLICY FOR HISTORIC LANDSCAPES

Policy en58 - historic parks and gardens

DEVELOPMENT WILL NOT BE PERMITTED IF IT IS LIKELY TO HAVE AN UNACCEPTABLE ADVERSE EFFECT ON THE SPECIAL CHARACTER, APPEARANCE OR FABRIC OF A REGISTERED OR OTHER PARK OR GARDEN OF HISTORIC, CULTURAL, AESTHETIC OR ECOLOGICAL VALUE, ITS ASSOCIATED STRUCTURES OR ITS SETTING. PROPOSED

DEVELOPMENT WHICH IS LIKELY TO AFFECT ANY PART OF SUCH A SITE OR ITS SETTING WILL ONLY BE PERMITTED IF MEASURES ARE TAKEN TO SAFEGUARD THE PARK OR GARDEN AND ENSURE ITS PRESERVATION, ENHANCEMENT OR RESTORATION, WHERE NECESSARY BY LEGAL AGREEMENT WITH THE LOCAL PLANNING AUTHORITY.

2.104 Historic parks and gardens are an important part of our heritage. Parks and gardens may include urban public parks and landscaped cemeteries. They have historic, environmental and often ecological value. As yet, there is no statutory listing or protection for them but Cadw is in the process of compiling a non-statutory Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. The County Register for Glamorgan has been compiled and was published by Cadw in 2000. Historic parks and gardens may have a number of features including open space, planting, architectural and water features and views within and from the landscape. They are generally worthy of conservation and sympathetic management. A degree of protection is afforded by countryside, landscape, nature conservation, woodland and recreation policies of this plan, but it is important that historic parks and gardens have some degree of protection in their own right.

2.105 Historic parks and gardens in Taff Ely which are registered by Cadw are: Talygarn; Miskin Manor; Llanharan House; and Ynysangharad Park, Pontypridd. Talygarn is a conservation area (policy en50) whilst Ynysangharad Park is protected by policies r6 and r7. There may be additions to the list as Cadw's work progresses. Other historic parks that are not registered include Castellau and Tirmabellis, Llantrisant and Duffryn Ffrwd, Nantgarw, and are shown on the Proposals Map. The County Borough Council will encourage the conservation, restoration and maintenance of registered and non-registered parks and gardens of historic interest and enhancement measures, such as woodland management, will be supported.

2.106 Insensitive and inappropriate developments or those which are likely to lead to despoliation of a historic park or garden are unlikely to be permitted. Any development permitted by the Local Planning Authority will be required, by condition or if necessary by legal agreement, to maintain or enhance the site's historic and environmental value and character.

POLICY FOR URBAN OPEN SPACE

Policy en59 - urban open space

DEVELOPMENT WILL NOT BE PERMITTED WHICH IS LIKELY TO RESULT IN THE SIGNIFICANT LOSS OR SHADING OUT OF UNDEVELOPED AREAS WITHIN SETTLEMENT BOUNDARIES WHICH MAKE AN IMPORTANT CONTRIBUTION TO THE CHARACTER AND VISUAL AMENITY VALUE OF THE SURROUNDING AREA, BY VIRTUE OF THEIR OPENNESS, TOPOGRAPHY, VEGETATION OR SPECIAL HISTORY. ONLY DEVELOPMENT WHICH MAINTAINS OR ENHANCES

ENVIRONMENT

THE OPEN CHARACTER OF THE LAND, AND IF APPROPRIATE, RETAINS PUBLIC ACCESS, WILL BE PERMITTED

2.107 Not only historic landscapes and open countryside have amenity and nature conservation value, as open spaces within urban areas also have considerable environmental importance. They contribute to the character of a built up area, prevent town cramming and coalescence and add to the quality of life. They may be large areas of formal parkland or recreation land or can be very small sites with existing or potential visual amenity or nature conservation value. Even unused or semi-derelict land may have some potential for enhancement or be of value in its own right as a wildlife habitat. Wherever possible, existing open spaces should be retained free from built development as amenity areas or as buffer zones between other developments, although as in all cases, the need for environmental protection will be weighed against the need for a particular proposed development. A list of identified sites of urban open space is given in Appendix 9. These are considered to be worthy of retention but it is possible that policy en59 will also be applicable to other sites in the plan area. Open spaces that are used for recreational purposes are also protected by policies r6 and r7.

POLICIES FOR ENHANCEMENT OF THE ENVIRONMENT

Policy en60 - art in the environment

THE INCLUSION OF WORKS OF ART AND ARTISTIC DESIGNS IN SCHEMES FOR NEW DEVELOPMENT OR REHABILITATION WILL BE SOUGHT BY THE LOCAL PLANNING AUTHORITY WHERE THAT IS NECESSARY IN ORDER TO PRESERVE OR ENHANCE THE VISUAL ENVIRONMENT IN THE LOCALITY AFFECTED BY THE SCHEME.

2.108 Environmental improvements as well as the cultural image of an area can be fostered by supporting the concept of "Art in the Environment". Artistic embellishments can be incorporated into improvement or new development proposals. For example, freestanding sculpture, ornamental street furniture, patterned floor or wall tiling or murals can be used as valuable features at focal points or on large blank facades.

2.109 In 1988 the Arts Council of Great Britain adopted the principle of "Percent for Art" whereby a proportion of the capital budget for a scheme is set aside to commission new works by artists or crafts people. This principle was reviewed and reaffirmed in 1992. Cywaith Cymru promotes the initiative in Wales. The Local Planning Authority will seek the co-operation of developers through agreements to promote works of art in the environment. Support from the Welsh Arts Council or other sponsors may be sought.

Policy en61 - environmental improvements

SCHEMES FOR ENVIRONMENTAL IMPROVEMENT, INCLUDING THE REMOVAL OF FEATURES THAT ARE DETRIMENTAL TO THE VISUAL

ENVIRONMENT, AND THE REHABILITATION OF DERELICT AREAS AND STRUCTURES, WHICH CAN CONTRIBUTE TO THE QUALITY AND INTEREST OF THE ENVIRONMENT WILL BE FAVOURED AND PERMITTED.

2.110 The environmental protection and conservation of an area depends as much on measures to improve the environment as it does on the prevention of unsympathetic development. Environmental improvement can involve the removal of eyesores or positive enhancement schemes. Such measures can be large or small in scale and may involve matters such as landscaping and additional planting, tidying of amenity areas, and the addition or renovation of street furniture and seats. Some improvements, such as repainting or repair that do not involve new development, do not require planning permission. Any development to be permitted by the Local Planning Authority will be subject to relevant planning policies, including those on groundwater and on the historic environment, and will be expected to harmonise with its surroundings. The wildlife interest which contributes to the "quality and interest" of the environment should not be overlooked. In some cases an enhancement scheme would be inappropriate if it was considered that its value was outweighed by a resultant loss of habitat.

2.111 The County Borough Council will, in addition to its own resources, seek funds from grant agencies such as the National Assembly for Wales, the Welsh Development Agency and the European Union. Opportunities may arise for the Local Authority to take advantage of other grants and initiatives to achieve environmental improvements. Some improvements may require a proportion of the necessary finance from the owners of individual sites or buildings.

2.112 Some environmental improvement schemes have already been implemented in Taff Ely, notably at Llantrisant, parts of Pontypridd Town Centre, Treforest and Trehafod, as well as several smaller scale measures. Eyesores, dilapidation and pockets of shabbiness remain throughout the plan area, affecting both buildings, including those in commercial areas, and open spaces. As discussed previously, advertisement clutter can become an environmental problem and the dumping of waste contributes to dereliction in rural areas. Litter is more of a problem in urban centres and some developments, such as food take-aways, exacerbate the situation. There is scope for further improvement schemes in all parts of Taff Ely, including known sites in Pontypridd Town Centre, Graig, Treforest, (including the Tin Plate Feeder), Taffs Well (including Tabor and Glyndwr graveyards), Llanharry, Gilfach Goch and Tonyrefail. Commercial Improvement Areas, in which certain types of grant aid apply, have been designated at Trehafod, Pontypridd, Treforest and Tonyrefail. The Local Authority will continue to encourage and undertake measures to improve the environment throughout its area.

Policy en62 - land reclamation

LAND RECLAMATION PROPOSALS TO IMPROVE THE QUALITY AND INTEREST OF THE ENVIRONMENT AND RETURN LAND TO BENEFICIAL USE WILL BE PERMITTED ON THE FOLLOWING SITES, SUBJECT TO PROTECTION OF ANY IMPORTANT LANDSCAPE, WILDLIFE, AMENITY AND HISTORIC FEATURES:

In the Llantrisant policy area:

1. CWM, FOR LANDSCAPING AND BUSINESS/INDUSTRIAL USES EXCLUDING NOXIOUS USES (E1.3);
2. LLANHARRY IRON ORE MINE, FOR BUSINESS USE (E2.24), LANDSCAPING AND NATURE CONSERVATION PURPOSES;

In the Tonyrefail policy area:

3. COED ELY, FOR LANDSCAPING, BUSINESS/INDUSTRIAL USE (E1.14) AND CYCLEPATH (T12.1) AND AGRICULTURE;
4. LEWIS MERTHYR TIPS, FOR LANDSCAPING, NATURE CONSERVATION PURPOSES AND PASSIVE RECREATION;

In the Pontypridd policy area:

5. CILFYNYDD COMMON - ALBION, FOR LANDSCAPING;
6. HETTY, FOR BUSINESS/INDUSTRIAL USE (E1.18);
7. DISUSED RAILWAY EAST OF YNYSANGHARAD PARK, FOR LANDSCAPING (R5.2), NATURE CONSERVATION/EARTH SCIENCE AND CYCLEPATH;
8. NEW ROCKWOOD, TAFFS WELL, FOR LANDSCAPING, PLAYING FIELD (R2.4), AMENITY USE (R5.6), CYCLEPATH (T12.7) AND PARKING (P4);
9. NANTGARW RAILWAY EMBANKMENT, FOR LANDSCAPING AND CYCLEPATH (T12.8).

2.113 Derelict land is defined as land so damaged by past industry or other development that it is incapable of beneficial use without treatment. A reclamation scheme can also be undertaken on "neglected or unsightly" land, which is defined as being of beneficial use but in a condition detrimental to the environment. In addition, other land that is reasonably required for the purpose of a particular scheme may be involved. Reclamation schemes not only improve the appearance of a site, but often create opportunities for a more beneficial use of the land, for industrial or recreational purposes, for example. A site may be returned to its natural state as agriculture or amenity

land. The benefits of a potential scheme should not be outweighed by resultant loss of the wildlife or historic interest, including industrial archaeological features, of a site. Neither should a scheme have an adverse impact on surface waters or groundwater sources.

2.114 Many renewal schemes and derelict land reclamation, including the landscaping of former colliery spoil tips have already been undertaken. They have made a considerable contribution to environmental improvements, and there is scope for the initiative to continue. For example, land at the Penrhos cutting and related railway land in Taffs Well may offer a suitable opportunity. The stated target of the Replacement Structure Plan is to return all derelict land to beneficial after-uses during the Plan period.

2.115 The County Borough Council or private landowners can submit possible schemes to the Welsh Development Agency (WDA) for inclusion in a rolling programme, taking account of resources likely to be available, which is subject to approval by the National Assembly for Wales. The County Borough Council's programme of schemes is subject to grants being obtained from the WDA. Priority is given to schemes for reclamation where there is an apparent danger to people or property, and then to schemes where land is required to meet development needs. Environmental improvement for its own sake has in the past tended to be a third priority. The worst cases of dereliction have, for the most part, been reclaimed. Future schemes may well have a change of emphasis with due consideration being given to environmental protection and enhancement in the design and implementation of reclamation works.

2.116 Derelict land reclamation may not necessarily involve engineering works, but may consist of a landscaping or replanting scheme or a process of allowing a site to re-vegetate naturally with minimal treatment. There are a number of derelict land sites that are expected to continue to re-vegetate naturally during the plan period. These include: (in the Llantrisant policy area:) Mwyndy tips; Meiros Colliery; Old Coed Bychan Mine; South Rhondda/Llanbad Colliery; (in the Tonyrefail policy area:) Caer Gwerlas tips; Cil Ely tips; Mount Pleasant; Tynewydd tip; and Graig Las. Some sites have become attractive features where land reclamation will not be warranted (Mwyndy south-west tip; Penycoedcae quarries and Meadow Street embankment, Treforest are examples).

2.117 Each scheme to reclaim derelict or other land will require the preparation of a development brief and, where appropriate, an after-management plan. The Local Planning Authority will approve this as supplementary planning guidance to the development plan before a scheme commences. A brief and management plan will determine appropriate after uses for the land, direct and promote the implementation of the approved uses, and, where appropriate, set out criteria for maintenance and management of reclaimed land. Amongst the other matters, the brief and management plan will have to pay due regard to the protection of watercourses. In the increasing number of schemes which aim to reclaim derelict or other land for amenity or agricultural uses, after-management plans are thought to be appropriate in cases where the site is to be retained in

public ownership. Maintenance and management measures detailed in such a plan seek to prevent the land returning to a derelict or neglected state.

Policy en63 - development on derelict land

DEVELOPMENT WILL ONLY BE PERMITTED IF IT DOES NOT PREJUDICE THE COMPREHENSIVE RECLAMATION OF DERELICT OR NEGLECTED LAND.

2.118 The planning brief for a reclamation scheme will provide a framework for decisions on the control of development that for reclamation scheme, particularly where the scale or nature of the proposal is complex. It is not considered good practice to develop reclaimed land in a piecemeal fashion, although temporary uses may be permissible, and an approved development brief is necessary to guide the future development of a whole site. If a scheme is not programmed, the reclamation and consequent development of a site in a comprehensive manner should not be prejudiced by allowing permanent development on the land.

Policy en64 - contaminated land

WHERE A PROPOSAL FOR DEVELOPMENT IS LIKELY TO AFFECT LAND KNOWN OR SUSPECTED TO BE CONTAMINATED, THE LAND MUST BE INVESTIGATED BEFORE A PLANNING APPLICATION IS DETERMINED, IN ORDER TO DISCOVER THE NATURE AND EXTENT OF AND THE TYPE AND DEGREE OF ANY TREATMENT REQUIRED ON THE CONTAMINATION. IF CONTAMINATION OF LAND IS SLIGHT, INVESTIGATION WILL BE REQUIRED BEFORE DEVELOPMENT WITH PERMISSION TAKES PLACE.

2.119 Some derelict land may be contaminated and may require treatment for safety reasons. In accordance with Welsh Office Circular 22/87, where land is known or strongly suspected to be contaminated, the Local Authority will require the land to be investigated and if necessary, appropriately treated by bona fide agents of the prospective developer before any application for planning permission is determined. If there is only slight suspicion or evidence of contamination, investigation and, if necessary, treatment will be required by the Local Planning Authority before any development on the affected land actually takes place. In all cases which are affected by policy en64, the Local Planning Authority and its advisers will assess the advisability of allowing development on land which at one time was contaminated, the nature of any development to be permitted and the adequacy of the type and degree of treatment proposed, in the light of past and future safety risks to people and the environment. Any treatment should be environmentally sensitive and not in turn pollute air or water.

Policy en65 - unstable land

WHERE A PROPOSAL FOR DEVELOPMENT IS LIKELY TO AFFECT LAND KNOWN OR SUSPECTED TO BE UNSTABLE, THE LAND MUST BE INVESTIGATED BEFORE A PLANNING APPLICATION IS DETERMINED IN ORDER TO DISCOVER THE NATURE AND DEGREE OF ACTUAL OR POTENTIAL INSTABILITY, AND ANY REMEDIAL OR PRECAUTIONARY MEASURES WHICH ARE REQUIRED TO ENABLE DEVELOPMENT TO SAFELY TAKE PLACE.

2.120 Some land can be unstable in areas where mining has formerly taken place, such as Taff Ely. Ground movements could result in damage to buildings and additional controls over development on such land may be required as a safety precaution. Sometimes it may be more appropriate to prevent such development altogether.

2.121 The responsibility of determining the suitability of land for, and any subsequent liability from, development rests with the developers and/or landowner. Where there are reasons for suspecting instability, the developer should investigate the ground to determine the degree and nature of any potential instability and remedial or precautionary measures that may be required before development could safely take place. The Local Planning Authority must be satisfied that the site is stable or that actual or potential instability could reasonably be overcome.

2.122 Where development is proposed on land where instability is suspected, the Local Planning Authority will require an application for planning permission to be accompanied by a report prepared with the benefit of suitable expert advice on the stability of the land, with an indication of how any instability might be overcome. Such an application may also require an Environment Impact Assessment. The application will then be determined in the light of the stability report, when necessary in consultation with appropriate authorities or other consultees. The most suitable form of development for the site, (having regard also to other policies of this plan), special measures for treatment of the land, and the consequences of any development and subsequent risk will be taken into account before proposed development is permitted.

Policy en66 - development adjoining landfill sites

WHERE A PROPOSED DEVELOPMENT IS LIKELY TO BE AFFECTED BY GASSING FROM A LANDFILL SITE, THE APPLICATION SITE MUST BE INVESTIGATED BEFORE A PLANNING APPLICATION IS DETERMINED, IN ORDER TO DISCOVER THE NATURE AND EXTENT OF ACTUAL OR POTENTIAL GAS EMISSIONS, AND ANY APPROPRIATE MEASURES WHICH ARE REQUIRED TO ENABLE SAFE DEVELOPMENT TO TAKE PLACE.

2.123 Gas is generated by the decomposition of materials in landfill sites where the waste disposed was not inert. Usually, the gas can be safely

vented on site, but occasionally gas may migrate through geological structures adjoining a landfill, such as jointed limestone strata. Problems can occur if the gas accumulates at or near the surface, especially if buildings impede venting. In new development, precautions can be taken in the design of foundations and in requiring venting and monitoring installations. Policy en66 requires the investigation to take place in advance of determining affected planning applications, so that appropriate conditions can be attached to any permission, or in severe cases, the application can be refused on these grounds.

3. Housing

3. HOUSING

Government Guidance

3.1 Strategic planning policy for housing, as defined in Planning Guidance (Wales) Planning Policy - First Revision, provides a statement of Government policy on the provision of housing, and can briefly be summarised as follows.

1. There should be sufficient land available for a 5-year supply of land for housing, judged against the general objectives and the scale and location of development provided for in the development plan. Available land should feature in a Joint Housing Land Availability Study.
2. The scope and potential for housing development in existing urban areas should be taken into account to relieve the pressure for development of the countryside.
3. New housing should be well integrated with the existing pattern of settlements, and large proposals should have integral employment, retail and community provision. Significant growth in travel demand from locations unlikely to be well served by public transport is to be avoided.
4. Insensitive infilling and town cramming should be avoided.
5. Any proposals for new settlements should demonstrate the environmental, social and economic advantages over development of existing settlements.
6. Authorities should take a co-ordinated approach to their preparation of development plans and housing strategies.
7. Mobile homes are considered to have very limited potential for meeting needs. Plans should include criteria for considering any gypsy site proposals.

Structure Plan Context

3.2 The Replacement Structure Plan sets the strategic background for housing development in Taff Ely. The former County Council estimated that the population of Taff Ely is capable of growing from 98,600 in 1991 to 108,500 by 2006, representing a population increase of 10% over the 15 year Structure Plan Period.

3.3 Policy H1 of the Replacement Structure Plan estimates that land for 7,400 additional dwellings will be required in Taff Ely to accommodate the potential population growth between 1991 and 2006. The Replacement Structure Plan suggests that additional housing will be required to meet the H1 requirement in Taff Ely. However, the Structure Plan assessment was based on the 1993 Land Authority for Wales annual study of land available for housing. The Local Plan housing land supply has been updated to 1998 and

reflects the Local Plan Inquiry Inspector's recommendations. Therefore, the Taff Ely deficit indicated in Table 5 of the Replacement Structure Plan, is no longer a true reflection of the housing land availability position in the plan area.

3.4 Tables A and B, later in this chapter, illustrate that there is more than adequate land available within the plan area to accommodate the H1 Structure Plan requirement, and as such there will be no need to release any additional sites outside established settlement boundaries for housing purposes.

Local Plan Context

3.5 Except for Taffs Well, the draft Local Plans for the constituent parts of Taff Ely contained a schedule of housing allocations, some of which were committed sites with valid planning permissions, and others which were allocated sites. This Local Plan has taken the opportunity to review these allocations in a comprehensive way, so as to only include those sites which are genuinely available for development and free from any long term physical constraints.

Local Plan Objectives

3.6 These are:

1. to identify a sufficient amount of land for housing to meet the Structure Plan housing requirement for Taff Ely up to 2006;
2. to ensure a sufficient range of dwellings in type, design, location and affordability in order to provide wider choice and access to the housing market;
3. to ensure that the provision of "greenfield" housing sites is well-related to existing settlements, transportation links and other utility services, and conforms with other environmental policies of the plan;
4. to encourage the improvement of housing conditions and the physical environment of residential areas.

The Scale of Housing Development

3.7 The Structure Plan requirement is to identify land for 7,400 new dwellings in Taff Ely between 1991 and 2006. Housing completions averaged 288 per annum between 1981 and 1986 and rose sharply to 450 per annum between 1986 and 1991, reflecting the upturn in the housing market during the late 1980's. Between 1991 and 1996, even though the housing market was generally less buoyant, house building within Taff Ely maintained momentum and averaged 452 completions per annum. It is expected that successful economic regeneration of the area and improved links to the M4

will mean that demand for housing will remain buoyant. In this respect, the Structure Plan requirement for 7,400 new dwellings is a realistic assessment of potential demand, representing an average completion rate over the 15 year plan period of almost 500 dwellings per annum.

Residential Land Availability

3.8 Under the terms of Planning Guidance (Wales) Technical Advice Note (Wales) 1 [TAN1], the County Borough Council in conjunction with the Welsh Development Agency Land Division and the House Builders Federation carries out an annual review of the land available for residential development. This is based on current planning permissions and any land allocations contained in adopted Local Plans. In the case of Taff Ely, however, there are no parts of the plan area covered by previously adopted Local Plans, and therefore within the context of TAN1, land availability within Taff Ely has related only to those sites with planning permission. However, the housing allocations without the benefit of planning permission are treated as material considerations by the Authority when dealing with planning applications. Therefore, the land availability situation can only be fully appreciated when unadopted Local Plans sites are included.

3.9 Table A illustrates the land availability situation at June 1998. The supply of land comprises allocations, windfall sites and small sites. Allocations are sites for 10 or more units, and are listed in policy h1. Allocated sites with planning permission are identified by an asterix [*] in policy h1. They account for almost 50% of the overall supply. Other allocated sites identified in h1 but without the benefit of planning permission or pending a Section 106 agreement account for a further 31% of the total.

3.10 The contribution of "windfall" sites is based on empirical evidence of the contribution such sites have made over the past six years and extrapolated over the remaining plan period. Similarly, the contribution of small sites, i.e. less than 10 units, is based on an average of actual dwellings completed on small sites over the 10 year period 1988 to 1998, and again extrapolated for the remaining eight years of the plan period. These elements represent 14% and 6% respectively of the total land supply.

3.11 The total land supply is shown as sufficient to accommodate 4,954 dwellings, which represents a surplus of 689 over the residual Replacement Structure Plan requirement of 4,265 units. The existence of this housing surplus introduces an important element of choice and flexibility into the housing market. Furthermore, a surplus makes allowance for sites included in policy h1 that could encounter unanticipated difficulties with regards to access, ground stability and/or drainage problems in the future.

3.12 Table B illustrates the land availability position by policy area. The figures indicate that the Llantrisant, Pontypridd and Tonyrefail policy areas are well provided for in land availability terms.

HOUSING

Table A - Housing Land availability - June 1998

	<i>Dwellings</i>
Replacement Structure Plan requirement 1991 - 2006	7400
Completions 1991 - 1998	3135
Net Replacement Structure Plan requirement	4265
Annual completion rate required 1998 - 2006	533
Allocated sites, identified in policy h1	3978
Contribution of windfall sites 1998 - 2006	682
Contribution of small sites including conversions (less than 10 units) 1998 - 2006	294
Total land available	4954
Land availability surplus	689
Land availability for 1998 - 2006 expressed in years 4954/533	9.3 years

Table B - Housing land availability at June 1998 by policy area

Policy area	(a) Structure Plan requirement	(b) Completions 91-98	(c) Net Structure Plan requirement [a-b]	(d) h1 sites	(e) wind- falls	(f) small sites	(g) total supply [d+e+f]	(h) position overall [g-c]
Llantrisant	5000	2067	2933	2607	439	141	3187	+254
Tonyrefail	1400	331	1069	975	107	61	1143	+74
Pontypridd	1000	737	263	396	136	92	624	+361
Total	7400	3135	4265	3978	682	294	4954	+689

Distribution of New Housing

3.13 The future location of residential development has already largely been determined by the granting of past unimplemented planning permissions and the carrying forward of previously allocated sites in unadopted Local Plans. However, the established and preferred strategy that underlies these previous commitments aims to concentrate development in and around the existing main settlements of the plan area. Such a strategy ensures that new housing developments are better related to employment opportunities, community facilities, existing utility services and transportation facilities, and that any adverse impact on the landscape is thereby minimised.

POLICIES FOR HOUSING DEVELOPMENT

Policy h1 - housing land allocations

THE FOLLOWING SITES ARE ALLOCATED FOR RESIDENTIAL DEVELOPMENT IN THE PERIOD 1998 TO 2006 AND ARE DEFINED ON THE PROPOSALS MAP:

In the Llantrisant policy area:

	<i>SITE</i>	<i>HECTARES</i>	<i>UNITS</i>
1	Brynna Road, Brynna subject to dedication of land at Brynna Woods for nature conservation and public amenity	1.00	12
2	Gelli Fedi farm, Brynna*	1.70	67
3	St Julius Crescent, Llanharan*	0.40	11
4	Bethlehem View, Llanharan subject to dedication of land at Brynna Woods for nature conservation and public amenity	2.20	50
5	Dyffryn Crescent, Bryncae	0.19	10
6	Llanharan Disposal Point	10.00	275
7	Llanilid Opencast Workshops subject to retention of the community centre	4.00	100
8	Bridgend Road, Llanharan*	0.19	10
9	Hazeldene, Llanharry	2.70	81
10	Tylecoch, Llanharry*	0.30	12
11	Fforest Road, Llanharry*	0.50	21
12	Station Terrace, Llanharry*	2.38	71
13	Elms Farm, Llanharry*	5.30	130
14	St Anne's Court, Talygarn*	0.65	5
15	Llwyn Onn East, Tylegarw*	2.05	54
16	Vale Castings, Tylegarw subject to satisfactory vehicular and pedestrian access	2.80	0 (65)
17	Stuart St allotments, Pontyclun*	0.61	21
18	School Street Yard, Pontyclun*	0.36	12
19	Prospect Vale, Talbot Green*	0.09	2
20	Cefn yr Hendy, Pontyclun*	16.61	497

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21	South of Bute Quarry, Miskin subject to development brief	2.80	30
22	Penygawsi, Llantrisant	1.25	15
23	East of Cross Inn*	1.35	38
24	Ruperra Street, Llantrisant* subject to satisfactory access	0.30	14
25	Cefn Mabley, Llantrisant* subject to satisfactory access and design sensitive to its special setting in the Llantrisant conservation area	2.10	45
26	Yorkdale, Beddau*	0.12	8
27	Brynteg Park, Beddau*	0.89	25
28	Crown Hill SW, Llantwit Fardre*	6.80	142
29	Crown Hill, Llantwit Fardre*	0.79	26
30	West of East Glamorgan Hospital	4.10	123
31	East Glamorgan Hospital	13.40	250 (410)
32	Dyffryn Dowlais, Church Village*	15.00	450
	Llantrisant area total	105.97	2607

In the Tonyrefail policy area:

	<i>SITE</i>	<i>HECTARES</i>	<i>UNITS</i>
33	High Street, Gilfach Goch	1.25	36
34	East of Heathlands, Gilfach Goch*	2.24	40
35	Blackmill Road, Gilfach Goch*	0.81	27
36	Brunswick site, Hendreforgan*	13.26	255 (372)
37	Ponderosa, Tonyrefail	0.80	20
38	Gilfach Road, Tonyrefail	0.93	33
39	Trane Farm, Tonyrefail (private)*	4.86	15
40	Trane Farm, Tonyrefail (public)	1.74	111
41	Gelli Seren Farm, Tonyrefail *	7.16	160
42	Tylcha Fach Terrace, Tonyrefail*	2.23	50
43	Bryn Rhedyn, Tonyrefail *	1.50	18
44	Collenna Farm, Tonyrefail*	0.50	17
45	Collenna to Hillside, Tonyrefail	3.70	110
46	Ty Dawel, Tonyrefail	0.34	10
47	Parklands Road, Tonyrefail *	0.42	15
48	St Johns Churchyard, Tonyrefail	0.25	18
49	Penrhiwfer Road, Penrhiwfer	1.63	0 (30)
50	Dinas Isaf, Williamstown*	1.35	40
	Tonyrefail area total	44.97	975

In the Pontypridd policy area:

	<i>SITE</i>	<i>HECTARES</i>	<i>UNITS</i>
51	Cefn Lane, Glyncoch	3.80	114
52	Silverhill Close, Cilfynydd*	0.80	20
53	Bodwenarth, Cilfynydd*	0.46	12

54	Graig yr Hesg Place, Pontypridd	0.25	12
55	Ashgrove, Pontypridd	0.20	10
56	Coed y Brenin, Maesycod*	0.79	26
57	Farmers Arms, Pentrebach*	0.09	12
58	Duke St / Park Close, Treforest*	0.36	12
59	Glyntaff Farm, Rhydyfelin	2.70	124
60	Llys Corrwg, Rhydyfelin*	0.17	5
61	Gellihirion 6, Rhydyfelin*	0.58	29
62	Griffin Mill Garage, Hawthorn	0.63	16
63	Queensway, Nantgarw*	0.20	4
	Pontypridd area total	11.03	396
	Taff Ely area total	161.97	161.97

Notes to policy h1

3.14 In policy h1 above, sites which had the benefit of planning permission at 30th June 1998 are indicated by an asterix. Sites without an asterix are those with no valid permission in 1998, and include those where there was a resolution to grant planning permission, but conclusion of a section 106 agreement was awaited. Figures in brackets give the total site capacity, where part of or the entire site is not thought likely to be built within the Plan period. Figures in brackets are not counted in the total housing land supply. These sites remain allocated for housing development.

Development briefs: Cefn yr Hendy and land south of Bute Quarry

3.15 The development of land allocation h1.20 at Cefn yr Hendy should take fully into account the approved development brief. The brief provides for comprehensive development of the site, including new housing; a primary school; neighbourhood shops; informal open-space; a comprehensive network of footpaths and a requirement to preserve the uninterrupted ridgeline, and as far as possible existing woodland. Although development is already proceeding, in view of the scale of the development and its environmental impact on the area as a whole, it is important that development continues to proceed according to the brief.

3.16 For site h1.21, land south of Bute Quarry, Miskin, a development brief will be prepared. The purpose is to define parts of the site to be excluded from development and to make landscaping proposals, in order to minimise the visual impact of development.

Maintenance of existing settlement patterns

3.17 In considering new housing land allocations under policy h1, due regard has been paid to the importance of maintaining the separate identities

of settlements. Policy en4 restricts development in physical breaks (green wedges) between built up areas. Integrating new housing development with the existing settlement pattern will not only help protect the character of the settlements and of the plan area generally, it will also optimise use of existing and planned community facilities, utility and transport services and employment opportunities.

Policy h2 - maintenance of a five-year housing land bank

A FIVE-YEAR LAND BANK FOR HOUSING WILL BE MAINTAINED THROUGHOUT THE LOCAL PLAN PERIOD BY ENSURING A SUPPLY OF GENUINELY AVAILABLE LAND.

3.18 This policy is in accord with the advice given in Planning Guidance (Wales) Technical Advice Note (Wales) 1 [TAN1]. This policy will ensure that sufficient land is genuinely available in practical terms to enable the policies and proposals of the Local Plan to be carried forward. It is considered that a 5-year land bank can be achieved within the context of the ongoing development of residential sites allocated in policy h1.

Policy h3 - infrastructure and housing development

THE RELEASE OF SITES ALLOCATED FOR HOUSING WITHOUT THE BENEFIT OF PLANNING PERMISSION, OR "WINDFALL" SITES, WILL BE RELATED TO THE PROVISION OF ADEQUATE PHYSICAL AND SOCIAL INFRASTRUCTURE.

3.19 It is desirable that housing development proceeds in tune with general infrastructure provision. Increasingly, the concept of planning for real, sustainable mixed-use communities is being seen as the way forward. Therefore, the release of housing sites, subject to a consideration of housing demand, will need to be related to the timing of the provision of necessary infrastructure, services and other social facilities.

Policy h4 - residential development on unallocated land

RESIDENTIAL DEVELOPMENT OF UNALLOCATED SITES, AS WELL AS REPLACEMENTS FOR EXISTING HOUSING WITHIN THE DEFINED SETTLEMENT BOUNDARIES, WILL BE PERMITTED PROVIDED THAT:

1. THE SITE IS NOT AN IMPORTANT OPEN SPACE OR OFF STREET CAR PARK IN THE URBAN OR RURAL SETTING;
2. THE PROPOSED DEVELOPMENT WOULD NOT RESULT IN INSENSITIVE OR INAPPROPRIATE INFILLING, AND IS WELL RELATED TO EXISTING DEVELOPMENT IN TERMS OF SCALE, LAYOUT, DESIGN, USE OF MATERIALS AND GENERAL CHARACTER OF THE SURROUNDING AREA;

3. COMMUNITY AND UTILITY SERVICES ARE ACCESSIBLE OR CAN BE READILY AND ECONOMICALLY PROVIDED;
 4. ACCESS CAN BE OBTAINED IN ACCORDANCE WITH THE STANDARDS REQUIRED BY THE LOCAL HIGHWAY AUTHORITY;
 5. THE DEVELOPMENT WOULD NOT BE DETRIMENTAL TO LOCAL RESIDENTIAL AMENITY;
 6. ADEQUATE PRIVATE AND PUBLIC AMENITY OPEN SPACE CAN BE PROVIDED BOTH WITHIN THE CURTILAGE OF INDIVIDUAL PLOTS AND AS PART OF AN OVERALL SCHEME WITHIN LARGER DEVELOPMENTS;
 7. ADEQUATE CAR PARKING CAN BE PROVIDED; AND
 8. THE DEVELOPMENT DOES NOT CONFLICT WITH POLICIES TO PROTECT THE ENVIRONMENT.
- 3.20 IT IS USEFUL HERE TO DEFINE THE THREE MAIN CATEGORIES OF HOUSING DEVELOPMENT THAT THIS POLICY SEEKS TO CONTROL, AS FOLLOWS.

Infill sites

3.21 An infill site is a site flanked by existing development within a built-up area and involves the filling of small gaps within groups of buildings in an otherwise built-up frontage.

3.22 Sensitive control is needed to ensure that the cumulative effects of infill development does not damage the character of an established residential area, and to this end, criteria 2 of policy h4 above seeks to ensure that attractive residential areas, characterised by high standards of space and privacy, are not spoiled by insensitive infilling.

"Rounding-off" sites

3.23 A "rounding-off" site is defined as a site where development would extend the existing urban area in a modest way, but within the existing settlement boundaries defined by policy en1 in the Environment Chapter.

3.24 The development of "infill" and "rounding-off" sites, particularly individual plots, satisfies the needs of those individuals who wish to take part in the design and/or building of their own homes, within an area of their choice, and therefore meets a specific area of the housing market for which provision is required. The contribution that such small sites make to the overall land supply, over the plan period, together with residential conversions, has been calculated and included as part of the total residential land available - see tables A and B.

"Windfall" sites

3.25 A "windfall" site is defined as a site capable of accommodating 10 or more dwellings that has not been identified in the Local Plan, and unexpectedly becomes available.

3.26 The contribution of "windfall" sites over the plan period has been estimated and included as part of the total land available - see tables A and B.

3.27 Development of such sites can represent a real environmental gain by alleviating development pressure for additional 'green field' sites elsewhere in the plan area. They can also make a positive environmental contribution by regenerating derelict, redundant, under-used or waste land which if not for alternative residential development, would remain as eyesores or potential hazards within the urban area. The development of such sites should not involve the loss of valuable open space or represent undesirable "town cramming".

Policy h5 - improvement of older housing

THE MAINTENANCE, IMPROVEMENT AND REHABILITATION OF THE EXISTING OLDER HOUSING STOCK WITHIN THE PLAN AREA WILL BE PROMOTED, SUBJECT TO EXTERNAL DESIGN IN KEEPING WITH THE TRADITIONAL CHARACTER OF BUILDINGS.

3.28 The improvement of existing older housing by the approval of housing renovation grant applications helps to maintain an adequate supply of housing, and at the same time, improve the environment of the older housing areas. The main areas of older housing are largely within Pontypridd and its environs, Gilfach Goch and Tonyrefail. Within these areas the degree of physical repair, lack of basic household amenities and associated social problems, have in the past justified priority treatment in terms of grant applications by the designation of Housing Action Areas and General Improvement Areas, declared during the 1970s. More recently, however, the former Borough Council adopted a less targeted approach to improvement in view of the successful implementation of area-based improvement in the past. The Authority is however monitoring the location of individual grant applications in order to ensure that where possible, activity is undertaken in blocks to safeguard the overall cost-effectiveness of grant provision. Despite the dramatic improvement in housing conditions since the 1970s within Taff Ely, account must also be taken of the number of houses constantly falling into disrepair due to lack of maintenance. In this respect the Council will continue to investigate the possibility of implementing new housing initiatives. The Authority also provides a Renovation Grant Agency Service, which assists grant applicants in preparing and implementing schemes of improvement and renovation. Advice is of course also freely available from the Housing Improvement Grant Section of the Council.

Policy h6 - conversion and sub-division of dwellings

CONVERSIONS OF DWELLINGS WITHIN SETTLEMENT BOUNDARIES TO TWO OR MORE SEPARATE UNITS, AND THE CONVERSION OF OTHER SUITABLE BUILDINGS WITHIN SETTLEMENT BOUNDARIES, INCLUDING VACANT FLOOR SPACE ABOVE RETAIL UNITS, FOR RESIDENTIAL USE WILL BE PERMITTED, PROVIDED THAT ADEQUATE PARKING AND AMENITY STANDARDS CAN BE ACHIEVED.

3.29 Conversion of existing property is an economic way of providing additional affordable housing for small households, bearing in mind the trend of decreasing household size and under-occupation of dwellings. In addition to existing residential property, many buildings within the urban environment may be suitable for conversion to residential use; these include vacant floorspace above shops, redundant chapels and other vacant buildings. Conversions of redundant rural buildings in the countryside are dealt with in the Environment Chapter of the Local Plan. Specific grant-aided schemes have been available in the past for the conversion of vacant floorspace above shops and the conversions of chapels. The Council will continue to pursue further schemes in the future, through their submissions for additional funds from the National Assembly for Wales.

3.30 The most frequent problem that a proposal of sub-division of a single property will present is the possible increase in on-street car parking, and the resultant congestion and inconvenience to residents that this causes. It is therefore important to ensure that adequate off street parking spaces can be made available within the curtilage or close to the property. In addition, it is desirable that each household has access to a garden/drying area.

3.31 Within parts of the Pontypridd policy area, the multiple occupation of one house, usually by several single persons, provides a vital source of affordable housing, especially for students associated with the University of Glamorgan. However, under the terms of the 1987 Town and Country Planning Use Classes Order, provided that six or fewer individuals live as a single household, no permission for change of use from single family occupation is required. In practice, provided the students occupy the house without physical subdivision, no planning control can be exercised, as planning permission is not required. As with the issue of subdivision, the main planning problems associated with multiple occupation relate to an increase in on-street car parking and the effect on the character of the neighbourhood, although it is doubtful if the latter could be interpreted as a purely planning matter. Although most cases of multiple occupation do not require planning permission, in those cases where subdivision has taken place, or occupation exceeds six individuals, then policy h6 will be applicable and normal development control criteria will be applied (*see policy en 26*). Other problems with multiple occupation concern fire safety and conditions inside the houses. The Fire Authority and the Council have powers under the 1986 Housing Act to deal with internal problems, which are more effective than planning powers.

3.32 In view of the special demand that exists, especially within the Treforest area of Pontypridd, for improved and additional student accommodation to serve the University of Glamorgan, research was funded by the former Taff Ely Borough Council in partnership with the University and the Welsh Development Agency, with special reference to housing and car parking. One conclusion was that further multiple occupation of dwellings should not be permitted in streets where surveys show that on-street parking already exceeds 70% of capacity, and no off-street parking can be satisfactorily provided. This guideline will be used when considering proposals under policy h6.

Affordable housing

3.33 The Council recognises that those in lower income groups cannot afford open market prices to secure a home. The issue of affordable housing is given special recognition in Planning Guidance (Wales) Planning Policy - First Revision and Technical Advice Note (Wales) 2. Development plans may include policies requiring developers to provide an element of affordable housing in larger housing developments. However, a prerequisite for such policies is research to define the extent of the need, which to date has not been carried out in the Taff Ely area. Therefore it has not been possible to include a policy for affordable housing in the Local Plan. Meanwhile, the Council will continue to make use of its own land to secure provision of low cost housing in partnership with private and public sector developers.

Rented housing

3.34 Increasingly, and especially during times of job insecurity and uncertainty in the housing market, rented accommodation is becoming the preferred housing option for many residents. Rented accommodation provides greater flexibility in terms for job mobility and less of a liability during times of economic hardship.

3.35 It is important that real choice is available, and that good quality accommodation is available for those who choose this form of tenure, or are unable to get a foothold in the private owner-occupying housing market.

3.36 As stated in paragraph 3.31, grants in the past have secured the conversion of chapels and vacant premises above shops for residential accommodation. These conversions have provided high standard residential accommodation for rent in the private sector, and such schemes will continue to be pursued in the future. The application of policy h6 to permit further conversions and subdivision of dwellings will also contribute significantly to the increase of private sector rented accommodation.

3.37 It has increasingly become the role of Housing Associations to provide affordable social housing for rent. The Council has developed a working relationship with all Housing Associations working in the area. As mentioned in paragraph 3.35, the Council is prepared to negotiate sites in their ownership and are prepared to release land on advantageous terms in

exchange for a higher percentage of nomination rights from the Council's housing waiting list.

3.38 Regarding the problem of homelessness, the Council is endeavouring to ensure that good quality accommodation is available at a reasonable cost, and that dependency on bed and breakfast accommodation is minimised. The Council in association with local Housing Associations is participating in short-term leasing packages of a number of properties within the district to alleviate the homelessness problem.

Special needs housing

3.39 The term "special needs housing" is used to describe housing which caters for people who require care and support in addition to a home, and relates to housing for the physically or mentally disabled, the elderly or any other specially adapted accommodation including residential and nursing homes.

3.40 The Council's grant system is instrumental in adapting existing properties to fit individual residents' needs. Minor Works Grants enable people who may be elderly or disabled to remain in their own homes by assisting with such works that enable the person to enjoy a 'safe haven' in one room. Similarly, a Minor Works, Elderly Resident Grant enables the provision of additional amenities for a friend to take in another elderly person. A Disabled Facilities Grant enables work to be carried out on a property, to enable a physically disabled person access and to improve existing facilities. Such grants are subject to resources being made available, and advice is freely available from the Improvement Grant Section of the Council.

3.41 Regarding the provision of new special needs housing, including sheltered accommodation for the elderly and nursing homes, this will of course depend upon a demonstrable need in a particular community. Where there is proven need, as with the case of providing affordable housing, the Council may negotiate with developers of major residential developments to provide some element of Special Needs Housing.

Provision of recreation and community facilities within new housing developments

3.42 Depending on the size of new housing developments, developers will be required to include within their proposals adequate open space, play facilities, sports pitches or other community facilities. Where this would be inappropriate, perhaps for amenity reasons, the developer may contribute to the Council a commuted sum for provision of such facilities off-site. Such arrangements can be secured by the use of section 106 agreements in the development control process. Details of these policies are set out in policies r1,2,4 and 5 of the Recreation Chapter.

Policy h7 - sites for gypsy use

PROPOSALS FOR THE ESTABLISHMENT OF GYPSY SITES WILL BE PERMITTED WHERE:

1. THERE WOULD BE NO UNACCEPTABLE DETRIMENT TO THE CHARACTER AND AMENITY OF THE IMMEDIATELY SURROUNDING AREA;
2. NECESSARY SERVICES AND SUITABLE ACCESS ARE AVAILABLE OR CAN BE PROVIDED; AND
3. APPROPRIATE LANDSCAPING ON THE SITE PERIMETER EXISTS OR CAN BE PROVIDED.

3.43 Circular 2/94, "Gypsy Sites and Planning" requires the planning system to meet the land use needs of gypsies. Although a survey of the site requirements of the gypsy community has not been carried out, policy h7 is included in order that reasonable consideration can be given to any proposals arising. Access would have to be suitable for long and towing vehicles, and landscaping should be sufficient to screen the site. Replacement Structure Plan policy H6 also provides guidance on the location of gypsy sites.

4. Business, Industry and Storage

4. BUSINESS, INDUSTRY AND STORAGE

Government Guidance

4.1 Planning Guidance (Wales) Planning Policy - First Revision includes a section on industrial and commercial development. The key aims are to provide for economic development in a way compatible with the Government's environment and transport objectives, to provide a variety of sites and to keep population and employment in balance as far as possible. Development plans are to accommodate such development in or adjoining main urban areas, and the South Wales Valleys are seen as principal locations. Sufficient quantity and variety of sites should be provided, including new sites for large-scale inward investment. Attention is drawn to the role of the Welsh Development Agency in implementing proposals. Housing and retail development on land for industry is discouraged: any locational restrictions on industrial and commercial development ought to be clearly justified.

4.2 The National Assembly for Wales also is responsible for some grants and assistance to industry. The plan area enjoys the status of an "intermediate area", where "special measures are necessary for the purpose of encouraging growth and proper distribution of industry", but the economic problems are not as acute as in some parts of Wales.

4.3 Intermediate areas can benefit from Regional Selective Assistance (RSA), a discretionary grant to commercially viable projects to create or safeguard employment. Regional Enterprise Grants (REG), also discretionary, are given to small firms and new small businesses for investment and innovation in 'development areas'.

M4 Corridor Study

4.4 In 1992, the Standing Conference on Regional Policy in South Wales published research into the development opportunities afforded by junctions on the M4 in Wales. The study reveals that virtually all land adjacent to junctions in Wales is already developed, or subject to committed or proposed developments, or constrained by overriding environmental considerations. The study recommends that development plans provide for implementation of a 20-hectare special employment site along the M4 corridor once every two years. Such sites, suitable for inward investment and capable of accommodating a single user, ought to be safeguarded for this purpose. Sites outside the M4 corridor but with good access to the primary road network should also be protected for inward investment where industrial land is in short supply.

4.5 Some of the land at junction 34 (Llantrisant) and 35 (Pencoed) lies within Taff Ely. Land immediately north of the M4 at junction 34 is constrained by overriding landscape considerations. However, a special employment site northwest of Mwyndy has been identified, and there is potential for a large special employment site east of the A4119 at Mwyndy Park, subject to the satisfactory outcome of an assessment of the effects of its development on

the highway network. A small special employment site in Miskin Park is considered suitable for office development as an alternative to the permitted motel. Land adjacent to Sony at junction 35 already has planning permission for Sony-related special employment purposes. A large site at Llanilid with access from junction 35 via Llanharan bypass is identified for B1 special employment purposes.

Structure Plan Context

4.6 The former County Council reviewed the supply and demand for labour district by district with a view to identifying any need to bring forward more land for business and industrial development. The review found that 226 hectares of such land was available in 1993, of which 72 hectares was capable of immediate or short-term development (i.e. capable of development within one year). In the six years 1985 to 1991, 33.8 hectares of business and industrial land had been developed, implying that at the same rate the 72 hectares would last about 13 years i.e. until about 2006. The conclusion is that although much more than sufficient land is already identified for development, the land without constraints is only just sufficient for the plan period (2006) based on past rates of development.

4.7 The County Council review also found 480,000 sq. ft. of vacant industrial buildings in 1991, some of which could be reoccupied. (An assessment by the former Taff Ely Borough Council at November 1992 suggested that the figure had risen to 605,000 sq. ft.). However such premises are generally likely to be unsuited to future needs, and so their contribution to future supply may not be significant.

4.8 The County Council review calculated that if natural change population growth is achieved again over the plan period, and unemployment is reduced again to its 1990 low point, about 3,200 additional jobs need to be created between 1991 and 2006. This assumes that temporarily sick and self-employment remains constant at 1981 levels and that 1991 out-commuting is maintained over the plan period.

4.9 Assuming 50 jobs are created per hectare of business and industrial development, the 72 hectares of land available immediately or in the short term would create about 3,600 jobs. If the 480,000 sq. ft. vacant floor space were brought back into use creating 5 jobs per 1000 sq. ft., up to about 2,400 more jobs would result, a total of about 6,000 compared to the need for about 3,200 jobs. This calculation excludes 155 hectares of identified land available in the medium or long term, and implies that much of the presently vacant floorspace will not be brought back into the same use again.

4.10 There is a view that land in Taff Ely may be needed to make up a shortfall of business and industrial land in Rhondda. The comparable figures for Rhondda are a requirement for about 2,100 jobs, and vacant buildings and immediately available land sufficient to create about 2,200 jobs. However, the unsuitability of Rhondda's vacant premises in practice may mean that more of

the land in Taff Ely that is not available immediately or in the short term will have to be brought forward.

4.11 The Structure Plan policy E4 for Taff Ely is the provision of 170 hectares of business and industrial land, i.e. no more than was already identified in 1992.

Local Plan Context

4.12 The major concentrations of manufacturing activity are at the Treforest Industrial Estate and in the Llantrisant area, related to the wider availability of flat land than elsewhere in the plan area and accessibility to the M4. Earlier draft Local Plans identified land at Nantgarw and Talbot Green to extend these concentrations. Land was also allocated in the Tonyrefail area and at the Pencoed junctions on the M4. Pontypridd Town Centre Local Plan defined a limit of office development, within which class B1 business uses would be accepted in principle.

Local Plan Objectives

4.13 These are:

1. the allocation of sufficient land for business and industrial development to meet the Structure Plan requirement to 2006;
2. the maximum possible re-use of existing land and buildings in business, industrial and storage use for the same purposes;
3. the reduction to a minimum of environmental impact of business, industrial and storage development;
4. the provision of land for business and industry well related to settlements and to transportation links;
5. the provision of land of both local and regional importance for business and industrial development.

POLICIES FOR EMPLOYMENT DEVELOPMENT

Policy e1 - business and industrial land allocations

DEVELOPMENT WITHIN CLASSES B1 AND B2 WILL BE PERMITTED ON THE FOLLOWING SITES:

In the Llantrisant policy area:

	<i>SITE</i>	<i>HECTARES</i>
1	Nipa Laboratories, Llantwit Fardre for Nipa	1.0

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2	Cadwallader's Yard, Llantwit Fardre subject to planting of a 40m tree belt adjoining the A473	1.6
3	Cwm, Llantwit Fardre excluding noxious uses	7.0
4	Llantrisant Business Park	2.3
5	Llantrisant Business Park extension	2.9
6	Ynysallan/Forest View, Llantrisant	4.3
7	North-west of Ynysallan, Llantrisant subject to access from adjoining land and to landscaping	4.4
8	Ynysyplwm/Ely Meadow, Llantrisant	4.9
9	Rear of Staedtler, Llantrisant	4.1
10	Mwyndy, Pontyclun	0.7
11	Garth Business Park, Llanharan	6.4
12	Garth Isaf, Llanharan	8.3
	Llantrisant area total	47.9

In the Tonyrefail policy area:

	<i>SITE</i>	<i>HECTARES</i>
13	Coed Ely, Tonyrefail subject to land reclamation policy en62	18.0
14	Parc Eirin, Tonyrefail	36.1
15	South of Gilfach Road, Tonyrefail	3.3
16	Dinas Isaf, Tonyrefail subject to nature conservation requirements	3.9
	Tonyrefail area total	61.3

In the Pontypridd policy area:

	<i>SITE</i>	<i>HECTARES</i>
17	Hetty, Pontypridd subject to land reclamation policy en62	1.5
18	Maritime Industrial Estate, Pontypridd	2.9
19	North of Albion Industrial Estate, Pontypridd	0.4
20	Gellihirion, Pontypridd	1.6
21	Upper Boat, Pontypridd	2.1
22	Parc Nantgarw, Taffs Well	10.2
	Pontypridd area total	18.7
	Taff Ely area total	127.9

Policy e2 - business land allocations

DEVELOPMENT WITHIN CLASS B1 ONLY WILL BE PERMITTED ON THE FOLLOWING SITES:

<i>SITE</i>	<i>HECTARES</i>
23 Iron Ore Mine, Llanharry subject to comprehensive land reclamation, policy en62	7.9
24 Sony Technology Park, Pencoed (part in Llanharan Community) Sony related development only Special employment site	33.0
25 Llanilid opencast site, Brynna/Llanharry subject to provision of the whole Llanharan bypass to provide access Special employment site	45.0
26 Mwyndy North-west, Pontyclun subject to landscaping Special employment site A development brief is required	5.7
27 Dr William Price Business Park, The Sidings, Pontypridd	1.3
Taff Ely area total	72.9

Policy e3 - business development opportunities

DEVELOPMENT IN CLASS B1 MAY BE PERMITTED WITHIN THE FOLLOWING SITES, SUBJECT TO ENHANCEMENT OF RIVER FRONTAGES AND INTEGRATION WITH ANY OTHER LAND USES IN THE DEVELOPMENT:

<i>SITE</i>	<i>HECTARES</i>
28 Miskin Park, Pontyclun (as an alternative to motel use) Special employment site	1.3
29 Gas Road/Taff Vale site, Pontypridd subject also to being part of a comprehensive scheme, principally for retail use (s1) and possibly for a hotel/conference centre (r12) or residential use. In addition the site is to be redeveloped so as to link, physically and visually, the town, the river and the park and is to incorporate a riverside walk and flood defences.	1.6
30 Co-Operative Store, Pontypridd subject also to being part of a comprehensive scheme, principally for a permanent open-air market, possibly for other retail use in addition (s2)	0.2

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31 Millfield, Pontypridd (as an alternative to bulky goods retail use, s5) subject also to provision of flood defences	0.5
32 Ashgrove, Pontypridd (as an alternative to residential use, h1.79) subject to being part of a comprehensive scheme, principally for a multi-storey car park (p1.1), possibly for retail use (s11.3) in addition	0.2
Taff Ely area total	3.8

4.14 Policies e1 to e3 together allocate 200 hectares of land for business and industrial development. This more than fulfils the Structure Plan policy E4 requirement to provide 170 hectares. Policy E4 also requires provision of a range of sites. There are 5 sites over 10 hectares and 27 smaller sites. There are 10 sites limited to B1 development, either because they are prominent or M4-related sites appropriate for high technology style development (i.e. special employment sites), or because they are in town or district centres. In policy e3, the use of the word “may” is only to underline that alternative developments to business use as specified in the text may also be permitted. Overall, there is considered to be a good range of sites for policy E4 purposes.

4.15 In environmental terms, policies e1 and e2 are considered to represent an acceptable balance. About 50% of the total area allocated is recycled (5 sites depend on land reclamation schemes); only about 50% was previously undeveloped. About one quarter of the allocated land builds on the existing concentrations of activity in the Llantrisant and Treforest to Nantgarw areas. Therefore a considerable amount of dispersal is in prospect, particularly to Tonyrefail. This will bring work closer to people and provide the potential to curb increases in journeys to work. About two thirds the allocated land is in reasonable walking distance of main roads connecting settlements. Therefore the potential for access from public transport to reduce dependence on car journeys is good. The large special employment sites at Sony Business Park and Llanilid opencast site are sites of regional significance, expected to draw more traffic from greater distances. Therefore their closeness to the M4 is economical in terms of journeys overall.

4.16 An area east of the A4119 and south of the Afon Clun, known as Mwyndy Park, has the potential to provide special employment opportunities. Careful attention to matters such as siting, landscaping and ecology would be necessary. Issues relating to access and impact on the local highway network need to be investigated and resolved before development can take place.

4.17 The area west of the A4119 known as Mwyndy north-west (special employment site e2.26) is subject to a requirement for a development brief to be prepared. The brief should embody the landscaping and other measures to mitigate visual impact of development proposed in the Landscape and Visual Impact Study by Landscape Design Associates dated May 1998.

4.18 The land allocations under policies e1 to e3 have been updated to 1998 from the deposit version of the Local Plan. Sites added as a result of objections are numbers 7, 25 and 26. However, the total area has reduced by 28 hectares, which is attributable to the exclusion of allocations now developed and one allocation transferred to Cardiff with the Pentyrch policy area (paragraph 1.22).

Policy e4 - existing industrial land

IMPROVEMENTS, REDEVELOPMENTS, EXTENSIONS, CONVERSIONS AND INFILL DEVELOPMENT WITHIN CLASSES B1 AND B2 AND WHICH MAINTAIN OR ENHANCE THE ENVIRONMENT WILL BE PERMITTED ON THE POLICY E1 SITES AND WITHIN THE FOLLOWING EXISTING INDUSTRIAL AREAS:

In the Llantrisant policy area:

1. NIPA LABORATORIES AND NEWTOWN INDUSTRIAL ESTATE, LLANTWIT FARDRE
2. LLANTRISANT BUSINESS PARK
3. COWBRIDGE ROAD, LLANTRISANT
4. MWYNDY, PONTYCLUN
5. LANELAY ROAD, LLANHARAN
6. COEDCAE LANE, LLANHARRY/LLANHARAN
7. ELY YARD, LLANHARRY/PONTYCLUN
8. BRYNCAE, LLANHARAN

In the Tonyrefail policy area:

9. GILFACH ROAD, TONYREFAIL
10. GELLIGRON TERRACE, TONYREFAIL
11. DINAS ISAF, TONYREFAIL

In the Pontypridd policy area:

12. ALBION, PONTYPRIDD
13. BROWN LENOX, PONTYPRIDD
14. MARITIME, PONTYPRIDD

15. GELLIHIRION, PONTYPRIDD
16. TREFOREST, PONTYPRIDD
17. ENGINE OVERHAUL WORKS, TAFFS WELL
18. CARDIFF ROAD, NANTGARW, TAFFS WELL
19. GLAN-Y-LLYN, TAFFS WELL
20. "INDUSTRIAL ZONE", TAFFS WELL
21. TIMBER YARD, TAFFS WELL
22. ROCKWOOD, TAFFS WELL

4.19 Policy e4 makes provision for the existing and proposed industrial estates to continue to adapt to changing economic conditions. The caveats listed in the policy are included to ensure that the functional and environmental objectives of policy e1 are not eroded over time. Some existing industrial areas have been subject to facelift programmes, some of them promoted by the former County and Borough Councils in co-operation with other agencies and landowners. Such schemes will continue to be promoted, and operation of this policy should complement them.

Policy e5 - special employment sites

SITES E2.24 (SONY), E2.25 (LLANILID), E2.26 (MWYNDY NORTH-WEST) AND E3.28 (MISKIN PARK) ARE SPECIAL EMPLOYMENT SITES. THESE SITES, AND OTHER SPECIAL EMPLOYMENT SITES WHICH MAY BE IDENTIFIED, ARE RESERVED FOR SPECIAL EMPLOYMENT PURPOSES. DEVELOPMENT WILL BE REQUIRED TO BE OF A HIGH STANDARD. SPECIAL EMPLOYMENT PURPOSES ARE THE PURPOSES SPECIFIED IN RELATION TO THE PARTICULAR SITE UNDER POLICIES E2 AND E3. WHERE NO PURPOSE IS SPECIFIED, IT IS THE ATTRACTION OF MAJOR INVESTMENT PROJECTS WITH SPECIFIC REQUIREMENTS FOR SITES NEAR THE REGIONAL HIGHWAY NETWORK, OR OTHER DEFINED USES OR SITE SIZE NEEDS WHICH REQUIRE THESE LOCATIONS. OTHER USES THAT DO NOT REQUIRE SUCH SPECIFIC LOCATIONS WILL NOT BE PERMITTED.

4.20 This policy reserves specific sites with good access to the M4 for special employment purposes. They are greenfield sites, where only the opportunity for special employment development would justify setting aside policies to protect the countryside. Only B1 business development is envisaged, although the Miskin Park site has permanent full planning permission for a motel. These sites will be protected from piecemeal development of uses that could locate elsewhere. The policy also anticipates

the possibility that other special employment sites might be identified through the development control process.

Policy e6 - alternative uses of industrial land

WITHIN THE INDUSTRIAL SITES AND AREAS IDENTIFIED IN POLICIES E1 AND E4, STORAGE (CLASS B8), RETAIL (CLASS A1) AND OTHER USES WHICH SUPPORT THE MAIN INDUSTRIAL ACTIVITIES WILL BE PERMITTED ONLY AS MINOR ANCILLARY ELEMENTS.

Policy e7 - alternative uses of business land allocations

WITHIN THE BUSINESS LAND ALLOCATIONS UNDER POLICY E2, INDUSTRIAL (CLASS B2), STORAGE (CLASS B8), RETAIL (CLASS A1) AND OTHER USES WHICH SUPPORT THE MAIN BUSINESS ACTIVITIES WILL BE PERMITTED ONLY AS MINOR ANCILLARY ELEMENTS.

4.21 Policy e6 restricts storage use of industrial land to maximise its job creation potential. This is especially important in the South Wales Valleys, where the effect of topography and environmental constraints is that sufficient land cannot be found to replace jobs lost underground in coal mining. Retail use is also restricted, as it is considered that the cumulative effects of unrestricted retail use would adversely affect the viability and vitality of town and district centres, particularly Pontypridd where considerable investment is taking place to raise confidence in the future of the Town Centre.

4.22 These considerations also apply to the business land allocations, where in addition class B2 (general industrial development) is restricted by policy e7. This is because these sites are to be developed with high standards of design and landscaping expected of "special employment sites" or business parks.

Policy e8 - business and industrial development on unallocated land

BUSINESS AND INDUSTRIAL DEVELOPMENT WILL ONLY BE PERMITTED OUTSIDE THE SITES AND AREAS LISTED IN POLICIES E1 TO E4 IN THE FOLLOWING CASES:

1. REDEVELOPMENTS, CONVERSIONS AND EXTENSIONS OF EXISTING PREMISES NOT LIKELY TO CAUSE INCREASED DETRIMENT TO RESIDENTIAL AMENITIES;
2. BUSINESS DEVELOPMENTS (CLASS B1) WITH LIGHT TRAFFIC GENERATION WITHIN THE DEFINED SETTLEMENT BOUNDARIES (POLICY EN1) AND PROVIDED THAT THERE WOULD BE NO UNACCEPTABLE DETRIMENT TO THE SOIL, AIR OR WATER ENVIRONMENT OR TO WILDLIFE INTERESTS.

4.23 Policy e8 is included to provide flexibility to accommodate specific developments desirable in economic terms, whilst upholding amenity and environmental objectives. Clause 1 would not be used where the existing premises have a history of planning complaints. Clause 2 is based on the definition of use Class B1 as “a use which can be carried out in any residential area without detriment to the amenity of that area.....”

Policy e9 - storage

PROPOSALS FOR WAREHOUSING AND STORAGE (CLASS B8), INCLUDING THE PARKING OF HEAVY GOODS VEHICLES, WILL BE PERMITTED ON SITES WITHIN SETTLEMENT BOUNDARIES PROVIDED THERE IS GOOD ACCESS TO THE PRIMARY ROAD NETWORK AND HEAVY TRAFFIC WOULD NOT BE DRAWN THROUGH RESIDENTIAL ROADS.

4.24 This policy is to avoid disturbance of residential areas by movements of heavy vehicles.

Policy e10 - non-conforming industries

INDUSTRIAL DEVELOPMENT THAT WOULD CAUSE OR EXACERBATE NUISANCE IN RESIDENTIAL AREAS WILL NOT BE PERMITTED. OPPORTUNITIES WILL BE SOUGHT TO RELOCATE EXISTING INDUSTRIES WHERE NUISANCE FELT IN RESIDENTIAL AREAS WOULD BE REMOVED. RESIDENTIAL OR COMMUNITY DEVELOPMENT WILL NOT BE PERMITTED CLOSE TO SUCH INDUSTRIES.

4.25 Policy e10 is designed to protect residential areas from nuisance caused by industry (noise, vibration, smell, fumes, smoke, soot, ash, dust or grit emissions). Although it is desirable to relocate such industries to less sensitive locations, limited resources and the difficulty of finding suitable new sites will make this an exceptional occurrence. Polluted areas do not make satisfactory locations for people to live; therefore policy e10 seeks to limit residential and community development in such areas.

5. Retailing

5. RETAILING

Government Guidance

5.1 The section of Planning Guidance (Wales) Planning Policy - First Revision concerning retailing and town centres states that the Government's objectives are: to sustain and enhance the vitality, attractiveness and viability of town, district local and village centres; to focus development, especially retail and leisure development, in locations which facilitate competition and which maximise use of transport other than the car; to ensure easy access by a choice of transport mode to shops, jobs and services; and to maintain an efficient, competitive and innovative retail sector.

5.2 Diversification of town centre uses is advised in preference to keeping property vacant. Enhancement and promotion of centres through town centre management is advised. The sequential approach to the location of new retail development is advocated, where authorities and the private sector give priority to central sites, then to edge-of-centre sites, and only lastly to out-of-centre sites subject to their impact on centres and transportation considerations. Out-of-centre schemes should not be allowed to jeopardise town centre strategies.

5.3 Local convenience shopping including village and farm shops should be encouraged. Plans may distinguish between primary and secondary frontages in town centres according to the proportion of retail uses. Retail development should not be allowed on land allocated for other uses, and should not be used to secure development of vacant or derelict land where this would not accord with retail policies. Factory outlet schemes should be treated as other retail proposals.

Town Centre Management

5.4 The County Borough Council supports the concept of Town Centre Management and will examine ways to work in partnership with the private sector to enhance and promote the character, atmosphere and facilities in town centres, to increase their vitality, attraction and viability.

Structure Plan Context

5.5 Research shows that town centres in Mid Glamorgan are small in terms of durable goods floorspace compared to the size of their catchments. This is due to the proximity of Cardiff. The scope to retain more durable goods expenditure within the former county was recognised and increased durable goods floorspace has been planned. Much of this remains unimplemented, but even if it had been, leakage of durable goods expenditure to Cardiff would still have continued.

5.6 The strategy elements of the Structure Plan are these:

1. to improve the range of shops in the County Borough;
2. to give priority to renewal of town centres;
3. to protect the vitality and viability of major town centres from retail development elsewhere;
4. to allow out-of-town development where complementary to town centre development;
5. to provide for continued environmental improvements in town centres.

5.7 Structure Plan policy R1 defines Pontypridd as a major sub-regional town centre, Talbot Green as a major district town centre, and other existing shopping areas as local or neighbourhood centres. Other policies define criteria for considering proposals for retail development.

Local Plan Context

5.8 Pontypridd Town Centre Local Plan allocated two sites for retail development within the defined “central shopping area”. Primary and secondary shopping areas were defined to control the location of non-retail uses. One out-of-centre site for a bulky goods store was allocated. The importance of Pontypridd Market was given recognition.

5.9 Other local plans defined existing shopping areas, or ‘central areas’ where the retail uses are not so compact. There were general policies to support the existing centres and encourage provision of small local shops.

Local Plan Objectives

5.10 These are:

1. to translate the strategic elements of the Structure Plan into detailed proposals;
2. to maintain Pontypridd in its position as a major sub-regional town centre and to enhance its vitality and viability through:
 - enhancement as a safe and pleasant place to shop;
 - retention of the dominant north-south axis in Taff Street;
 - bringing forward sites for retail development;
 - controlling the location of non-retail uses;
 - providing a land use context for town centre management activities;

- enhancement of appropriate access for buses, cars, cyclists and pedestrians, and enhancement of access for disabled persons;
- 3. to maintain Talbot Green and other existing shopping and central areas in their present position in relation to other retail centres; to enhance their environment; to encourage provision of local neighbourhood shops; and to enhance accessibility.

Pontypridd Town Centre Regeneration Strategy

5.11 Since 1987, there has been gradual implementation of a five-point strategy for the revival of Pontypridd Town Centre. The elements are:

- relief road construction
- pedestrianisation
- car parking provision
- environmental improvements
- retail developments.

5.12 The relief road was completed in 1995/6.

5.13 Pedestrianisation is proposed in the Local Plan in policy t10. Implementation will improve the shopping environment and allow re-paving of the streets. Market Street and Church Street are already pedestrianised.

5.14 Car parking provision is to be increased at Catherine Street and the Gas Road/Taff Vale Precinct sites (policy p1). These will more than compensate for the spaces lost to relief road construction, and being conveniently located for the central shopping area, will enhance the attraction of the Town Centre for shoppers. These projects will be financed privately with County Borough Council and Welsh Development Agency support.

5.15 Environmental improvements focus on the three dominant physical elements of the Town Centre: the shopping area, the river Taff and Ynysangharad Park. The purpose is to upgrade the appearance of all three elements, and to improve the links between them, to enable enjoyment of the contrasting atmospheres and to encourage combined business and leisure visits to the Town Centre. Projects and programmes are funded variously by owners, the County Borough Council and the Welsh Development Agency. They include facelifts on commercial and other key buildings, re-paving of streets, a riverside walk, river footbridges, improvements to the Park, new shops and shop fronts.

5.16 Retail developments are needed to improve the range and quality of shops in the Town Centre and thereby attract more trade. The Local Plan

identifies the main sites as the Gas Road/Taff Vale Precinct and the former Co-operative Store (policies s1, s2). The schemes will be privately financed with contributions from the County Borough Council and the Welsh Development Agency.

5.17 The strategy elements are closely interrelated. The relief road improves access to Cardiff as well as to Pontypridd, therefore Town Centre improvements are essential if Pontypridd is to benefit as intended. Pedestrianisation, new car parks and environmental improvements will not draw in more shoppers, unless the range and quality of shops improve also. The proposed retail developments themselves involve very significant environmental improvements. The Local Plan policies are needed to give effect to the land use aspects of the regeneration strategy.

POLICIES FOR RETAIL DEVELOPMENT

Policy s1 - Gas Road/Taff Vale Precinct site, Pontypridd

IT IS PROPOSED TO REDEVELOP THE GAS ROAD/TAFF VALE PRECINCT SITE, PONTYPRIDD, DEFINED ON THE PROPOSALS MAP.

THE SCHEME MUST INCLUDE:

1. ABOUT 8,000 SQ. M. CLASS A1 RETAIL FLOORSPACE IN UNIT SHOPS.

THE SCHEME MAY INCLUDE:

2. CLASS B1 BUSINESS FLOORSPACE (E3);
3. A CLASS C1 HOTEL/CONFERENCE CENTRE (R12);
4. CLASS C3 RESIDENTIAL DEVELOPMENT.

APPROVAL OF PROPOSALS WILL BE SUBJECT TO SATISFACTORY:

- A. LAYOUT;
- B. DESIGN;
- C. ACCESS;
- D. PROVISION OF ABOUT 400 PUBLIC CAR PARKING SPACES;
- E. LANDSCAPING OF THE RIVER FRONTAGE;
- F. PHYSICAL AND VISUAL LINKING OF THE TOWN, THE RIVER AND THE PARK; AND
- G. INTEGRATION WITH OTHER LAND USES ON THE SITE.

5.18 This policy is a re-expression of proposal s2.1 in Pontypridd Town Centre Local Plan. The Gas Road area has been cleared of derelict structures and is ripe for redevelopment. The Precinct has not been successful and provides a very poor environment for shopping in its present state.

5.19 The prime requirement is for a quality retail development well integrated with the existing prime shopping frontages in Taff Street.

5.20 The site presents a rare opportunity to exploit the potentially fine river frontage and views of the Park by inclusion of a hotel or conference centre. Hotel proposals have not proved viable in the past so this is not a firm requirement. Similarly, offices (class B1) or residential development could be included.

5.21 Substantial car parking is required to ensure viability of the development. Egress is required via Crossbrook Street in order to achieve pedestrianisation of Taff Street (policy t10). The required link with the Park will be achieved by a footbridge (which is also needed to strengthen pedestrian flows through the scheme), a riverside walk and a degree of orientation of the scheme towards the river.

Policy s2 - Co-Operative Store site, Pontypridd

IT IS PROPOSED TO REDEVELOP THE CO-OPERATIVE STORE SITE, PONTYPRIDD, DEFINED ON THE PROPOSALS MAP.

THE SCHEME MUST INCLUDE:

1. A "PIAZZA" FOR PERMANENT OPEN AIR MARKET USE; AND
2. OTHER CLASS A1 RETAIL IN UNIT SHOPS AND/OR CLASS B1 COMMERCIAL DEVELOPMENT.

APPROVAL OF PROPOSALS WILL BE SUBJECT TO SATISFACTORY:

3. LAYOUT;
4. DESIGN;
5. SERVICE ACCESS;
6. LANDSCAPING (HARD AND SOFT).

A DEVELOPMENT BRIEF WILL BE PREPARED.

5.22 This policy is a re-expression of policy s2.2 in Pontypridd Town Centre Local Plan. Much of the site is successfully used as a temporary open-air market already and is a logical extension to the established pattern of the outdoor market. It should benefit from the location of the multi-storey car park proposed under policy p1.1. Current proposals envisage a building facing west on to an attractively paved "piazza".

Policy s3 - Gellihirion site, Pontypridd

BUSINESS AND INDUSTRIAL DEVELOPMENT OF LAND AT GELLIHIRION (POLICY E1, SITE 20) MAY INCLUDE UP TO 18,000 SQ. FT. (1,670 SQ. M.) OF DURABLE GOODS RETAIL WAREHOUSING.

5.23 This site, rear of Tesco at Upper Boat, and shown on the Proposals Map, has the benefit of an outline permission granted in 1989 (subsequently renewed) for business and industrial development, including retail development up to the limit of 18,000 sq. ft. So far only the HRP refrigerant recycling plant has been built, leaving capacity for additional floorspace of 58,000 sq. ft. (5,388 sq. m.) including any retail element.

5.24 A proposal in the Deposit Draft Local Plan to extend Midway Park, Upper Boat has been deleted as the development has been completed.

Policy s4 - Millfield site, Pontypridd

CLASS A1 BULKY DURABLE GOODS RETAIL WAREHOUSING MAY BE PERMITTED ON THE MILLFIELD SITE (POLICY E3, SITE 31) AS AN ALTERNATIVE TO CLASS B1 BUSINESS DEVELOPMENT, SUBJECT TO ENHANCEMENT OF THE RIVER FRONTAGE.

5.25 This policy re-expresses policy s4 of Pontypridd Town Centre Local Plan. The site is shown on the Proposals Map, and is a Local Authority depot to be vacated, with a potentially fine river frontage (which may have nature conservation interest) and access from the relief road.

5.26 Proposals for retail redevelopment of the Talbot Green bus station site have been deleted since the bus station has been reinstated instead.

5.27 A proposal for retail development at Mwyndy has been deleted, as it has been implemented (Arthur Llewellyn Jenkins).

Policy s5 - the central shopping areas

WITHIN THE FOLLOWING CENTRAL SHOPPING AREAS, RETAIL DEVELOPMENT (CLASS A1) INCLUDING REDEVELOPMENT AND CHANGES OF USE WILL BE PERMITTED, SUBJECT TO SATISFACTORY BUILDING AND SHOP FRONT DESIGN, SERVICE ACCESS AND PARKING PROVISION:

In the Llantrisant policy area:

1. TALBOT GREEN (DISTRICT CENTRE)
2. PONTYCLUN
3. LLANHARAN
4. CHURCH VILLAGE
5. GARTH OLWG, CHURCH VILLAGE
6. PRECINCT, TONTEG
7. MAIN ROAD, TONTEG

In the Tonyrefail policy area:

8. TONYREFAIL
9. GILFACH GOCH, HIGH STREET
10. GILFACH GOCH, CAMBRIAN AVENUE

In the Pontypridd policy area:

11. PONTYPRIDD (CENTRAL SHOPPING AREA)
12. TREForest (CENTRAL AREA)

13. TAFFS WELL (CENTRAL AREA)

5.28 This is a general policy to give effect to the Structure Plan strategy of giving priority to development of town and district centres for shopping. Item 11 carries forward policy s1 of Pontypridd Town Centre Local Plan. Most of the listed areas are already reasonably compact and therefore convenient for shopping. However, Treforest (12) and Taffs Well (13) are described as 'central areas' as the retail content is more diffuse.

5.29 Garth Olwg (5) is the only one of the central areas not currently established. It was originally a children's home built as cottages fronting an attractive green square. The cottages have either been demolished or converted to B1 office use. Following a public consultation exercise in 1993, the former Borough Council adopted a policy to allow "small scale" retail (Class A1) and business (Class B1) development (including conversions) fronting an enhanced green.

5.30 This policy is considered environmentally favourable in that these areas provide the most accessible shopping without depending on car transport and where there is a good scope for provision of public transport services. Also implementation of this policy would trigger investment in physical improvements to the appearance of the environment.

Policy s6 - primary and secondary frontages in Pontypridd central shopping area

IN PONTYPRIDD CENTRAL SHOPPING AREA (POLICY S5.11), IN THE PRIMARY SHOPPING FRONTAGES, ONLY THE FOLLOWING USES WILL BE PERMITTED AT STREET LEVEL:

1. SHOPS (CLASS A1); AND
2. FINANCIAL AND PROFESSIONAL SERVICES (CLASS A2) PROVIDED IT IS DEMONSTRATED THAT THE RETAIL CHARACTER OF THE FRONTAGES WOULD BE MAINTAINED.

IN THE SECONDARY SHOPPING FRONTAGES, THE FOLLOWING USES WILL BE PERMITTED AT STREET LEVEL:

1. SHOPS (CLASS A1);
2. FINANCIAL AND PROFESSIONAL SERVICES (CLASS A2);
3. FOOD AND DRINK (CLASS A3); AND
4. AMUSEMENT CENTRES (EXCLUDING "AMUSEMENT ONLY" CENTRES)

- SUBJECT TO SATISFACTORY "SHOP FRONT" DESIGN, AND IN A2 AND A3 PREMISES AND AMUSEMENT CENTRES, AGREEMENT TO MAINTAIN WINDOW DISPLAYS.

5.31 Policy s6 supersedes Pontypridd Town Centre Local Plan policy o3 and aspects of policies c9 (amusement centres) and c10 (betting offices, now

included in Class A2). The purpose is to maintain the attractiveness of the main shopping street to shoppers, by preventing more blank walls or unchanging window displays associated with some non-retail uses. The primary shopping frontages in Taff Street have few non-retail uses, whereas the secondary frontages have been defined for their mixed character. "Amusement only" centres are excluded, as they are considered to be "bad neighbours", even in shopping areas.

Policy s7 - control of uses in central shopping areas except Pontypridd

IN THE DEFINED SHOPPING AREAS OTHER THAN PONTYPRIDD AND TAFFS WELL CENTRAL AREAS (POLICY S5), USES WITHIN CLASSES A1, A2 AND A3 AND AMUSEMENT CENTRES (EXCEPT "AMUSEMENT ONLY" CENTRES) WILL BE PERMITTED PROVIDED THAT:

1. NO LOSS OF ANY SHOP (CLASS A1) IS INVOLVED, UNLESS THE SHOP HAS BEEN VACANT FOR MORE THAN TWO YEARS, AND IS NOT PART OF A CONTINUOUS STREET LEVEL SHOPPING FRONTAGE;
2. THERE WOULD BE NO ADVERSE EFFECT ON THE AMENITY OF NEARBY RESIDENTIAL PROPERTIES; AND
3. THERE WOULD BE NO DETRIMENT FROM ANY EXTRA TRAFFIC MOVEMENTS;

AND SUBJECT TO:

4. SATISFACTORY "SHOP FRONT" DESIGN; AND
5. AGREEMENT TO MAINTAIN WINDOW DISPLAYS IN A2 AND A3 PREMISES AND AMUSEMENT CENTRES.

IN TAFFS WELL CENTRAL AREA, USES OTHER THAN THOSE WITHIN CLASS A1 WILL NOT BE PERMITTED, EXCEPT THAT CLASS A2 USE AND RESIDENTIAL USE OF SHOPS WILL BE PERMITTED PROVIDED THAT THE SHOP HAS BEEN VACANT FOR MORE THAN TWO YEARS AND IS NOT PART OF A CONTINUOUS STREET LEVEL SHOPPING FRONTAGE.

5.32 These other shopping areas are not large enough to distinguish "primary" frontages. However Taffs Well central area is to be protected from non-retail commercial uses, in order to carry forward a policy statement to that effect adopted in 1989 and reaffirmed in the draft Taffs Well Local Plan in 1992. Residential use of long-vacant shops is allowed in order to avoid the effect of deteriorating buildings on the central area. The restriction on loss of shops is to maintain the retail function of these shopping areas which are well spread around the plan area and minimise travelling distances for

convenience shopping. The two-year limit is placed on vacant shops to avoid loss of shops likely to be reoccupied in the normal course of events. The mixed nature of many of these shopping areas means that there still will be reasonable opportunities for non-retail uses. A continuous shopping frontage for the purpose of policy s7 is a row of three or more adjacent shops.

Policy s8 - existing small shops outside the central shopping areas

WHERE EXISTING SMALL SHOPS ARE FOUND OUTSIDE THE DEFINED CENTRAL SHOPPING AREAS (POLICY S5), MINOR REDEVELOPMENTS AND EXTENSIONS FOR CLASS A1 RETAIL USE WILL BE PERMITTED, SUBJECT TO SATISFACTORY BUILDING AND SHOP FRONT DESIGN. THIS POLICY APPLIES TO:

1. GROUPS OF SMALL NEIGHBOURHOOD SHOPS;
2. INDIVIDUAL SMALL NEIGHBOURHOOD SHOPS;
3. THE FOLLOWING FRINGE SHOPPING AREAS IN PONTYPRIDD TOWN CENTRE: BRIDGE STREET; UPPER MILL STREET (IN ASSOCIATION WITH POLICY P1.1); SARDIS ROAD AND THE BROADWAY; AND
4. LLANTRISANT TOWN CENTRE.

CHANGES OF USE OF SMALL SHOPS OUTSIDE THE DEFINED CENTRAL SHOPPING AREAS TO CLASS A2 FINANCIAL AND PROFESSIONAL SERVICES, CLASS A3 FOOD AND DRINK, OR CLASS C3 RESIDENTIAL USE WILL BE PERMITTED, PROVIDED THAT NO DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT.

Policy s9 - new small shops outside the central shopping areas

SMALL SHOPS SELLING MAINLY CONVENIENCE GOODS AS A LOCAL NEIGHBOURHOOD SERVICE AND WITH LIGHT TRAFFIC GENERATION WILL BE PERMITTED OUTSIDE THE DEFINED SHOPPING AREAS (POLICY S5), SUBJECT TO SATISFACTORY BUILDING AND SHOP FRONT DESIGN, SERVICE ACCESS, PARKING AND LANDSCAPING, AND PROVIDED THAT NONE WILL BE PERMITTED BY CHANGE OF USE FROM DWELLINGS IN COMPACT RESIDENTIAL AREAS.

SUITABLE LOCATIONS WITHIN THE DEFINED SETTLEMENT BOUNDARIES (EN1) INCLUDE:

In the Llantrisant policy area:

1. CEFN YR HENDY, PONTYCLUN (H1.20)

2. BRYNTEG PARK - MANOR CHASE, BEDDAU (H1.27)
3. DYFFRYN DOWLAIS, LLANTWIT FARDRE (H1.32)

In the Pontypridd Policy area:

4. GLYNCOCH, PONTYPRIDD (H1.51)
5. GLYN TAFF, PONTYPRIDD (H1.59)

5.33 Small local shops have survived changes in shopping habits by emphasising convenience. They are closest to where people live, open for long hours and sell mainly convenience goods. The planning system cannot prevent these closing or changing to specialist retail uses, but encouragement can be given (policy s9) to opening new shops in large new residential developments or where a local need has been recognised. Small shops can be regarded as environmentally friendly where they minimise the need to travel to buy goods.

5.34 The emphasis is on “small”, as neighbourhood shops are by definition usually in residential areas, where the parking and traffic generation associated with larger shops would not be acceptable. In rural areas, farm shops can help to meet a need for local convenience shopping and could be permitted under policy s9.

5.35 Policy s8.3 carries forward Pontypridd Town Centre Local Plan policy s3 for fringe shopping areas. Other than minor development is discouraged as the priority is for investment in the more compact and convenient central shopping areas (policy s5).

5.36 Llantrisant Town Centre (policy s8.4), part of a conservation area (policies en45-49), is a special case. The mixture of neighbourhood and specialist shops must remain small scale to respect the historic character of the area.

5.37 The restriction on dwelling conversions to shops originated in Taffs Well Local Plan and is applied in policy s9 to compact residential areas generally (usually older, terraced areas with on-street parking problems) to protect residential amenities.

Policy s10 - premises serving food and drink

RESTAURANTS, PUBS, CAFES, SNACK BARS, WINE BARS AND SHOPS FOR THE SALE OF HOT FOOD (USE CLASS A3) WILL BE PERMITTED SUBJECT TO SATISFACTORY BUILDING AND SHOP FRONT DESIGN, SERVICE ACCESS, PARKING AND LANDSCAPING, AND NO UNACCEPTABLE DETRIMENT TO THE ENVIRONMENT OR RESIDENTIAL AMENITY.

PREMISES PERMITTED UNDER THIS POLICY OUTSIDE THE DEFINED CENTRAL SHOPPING AREAS WILL BE REQUIRED TO CLOSE TO THE PUBLIC BY 11PM WHERE NECESSARY TO PROTECT RESIDENTIAL AMENITY.

5.38 The central shopping areas are expected to continue to be the main locations for class A3 uses, which include restaurants, pubs, cafes and hot food take-aways. However such uses are also important for providing local and neighbourhood services, and as an element of community life. However, where late-night opening would cause problems of noise in a residential area, closure to the public by 11pm will be required by condition on permissions.

Policy s11 - new large stores outside the central shopping areas

PROPOSALS FOR LARGE NEW STORES (ABOUT 10,000 SQ. FT./1,000 SQ. M. OR MORE) WILL BE PERMITTED OUTSIDE THE DEFINED SHOPPING AREAS (POLICY S5), PROVIDED THAT:

1. THE PROPOSALS ARE SUPPORTED BY CLEAR AND UNAMBIGUOUS EVIDENCE THAT THE VITALITY AND VIABILITY OF NEARBY TOWN CENTRES WOULD NOT BE UNDERMINED, TAKING ACCOUNT OF OTHER RELEVANT RETAIL PROPOSALS;
2. NO SUITABLE SITE FOR THE PROPOSALS IS AVAILABLE IN, OR ANY CLOSER TO, THE DEFINED CENTRAL AREAS;
3. THE SITE IS EASILY ACCESSIBLE TO A CHOICE OF MEANS OF TRANSPORT;
4. THE PROPOSAL WOULD BE UNLIKELY TO RESULT IN OVERALL INCREASED USE OF CARS COMPARED WITH ALTERNATIVE LOCATIONS;
5. THE PROPOSALS ARE CONSISTENT WITH POLICIES TO PROTECT THE COUNTRYSIDE; AND
6. THE DEVELOPMENT WOULD NOT REDUCE THE RANGE AND QUALITY OF INDUSTRIAL LAND AVAILABLE.

PERMISSIONS WILL BE SUBJECT TO CONDITIONS LIMITING CREATION OF UNITS SMALLER THAN ABOUT 10,000 SQ. FT./1,000 SQ. M. AND LIMITING THE RANGE OF GOODS SOLD, IN ORDER TO PREVENT DAMAGE TO THE VITALITY AND VIABILITY OF NEARBY TOWN CENTRES.

5.39 This is a general policy, which allows out of centre retailing subject to tests designed to give priority to town centre proposals and to discourage growth in use of cars. Clause 1 will require preparation of retail impact studies to estimate likely trade diversion from centres and the effect on any town

centre regeneration strategies. Class 2 embodies the sequential approach, to ensure that town centre opportunities are taken up first, and edge of centre sites before out of centre locations. Clauses 3 and 4 will require submission of traffic impact studies, covering availability of public transport, access by cycle and on foot and overall effect on car travel patterns. The control on unit size and on types of goods sold is to prevent an out-of-town retail scheme found acceptable by the retail impact studies (clause 1) later changing its character to the detriment of town centres. The threshold has been set to exceed the size of the larger units in Pontypridd Town Centre.

Policy s12 - large stores outside the central shopping areas

IN OUT-OF-CENTRE RETAIL DEVELOPMENTS, INCLUDING THE FOLLOWING EXISTING RETAIL AREAS:

1. ANY PROPOSALS TO CREATE UNITS SMALLER THAN ABOUT 10,000 SQ. FT./1,000 SQ. M. GROSS FLOORSPACE, OR TO REMOVE RESTRICTIONS ON CATEGORIES OF GOODS TO BE SOLD IN THEM, WILL BE CONSIDERED ACCORDING TO POLICY S11;
2. CHANGES OF USE TO CLASS B1 BUSINESS AND CLASS B2 INDUSTRY WILL BE PERMITTED; AND
3. CHANGES OF USE TO CLASS B8 STORAGE WILL ONLY BE PERMITTED AS MINOR ANCILLARY ELEMENTS TO RETAIL, BUSINESS OR INDUSTRIAL USES.

In the Llantrisant policy area:

1. GLAMORGAN VALE RETAIL PARK, TALBOT GREEN
2. LEEKES OUT OF TOWN SUPERSTORE, PONTYCLUN
3. ARTHUR LLEWELLYN JENKINS, MWYNDY

In the Pontypridd policy area:

4. BROWN LENOX RETAIL PARK, PONTYPRIDD
5. TESCO SUPERSTORE, UPPER BOAT
6. MIDWAY RETAIL PARK, UPPER BOAT
7. DO IT ALL STORE, UPPER BOAT

5.40 Policy s12.1 provides for the maintenance of restrictions on out-of-centre retail development, which may have been made in the interests of the vitality and viability of town centres. In effect, the subdivision of large units and variations of categories of goods will be treated as new development, to

be assessed for their effect on town centres. Policy s12.2 is designed to provide appropriate alternative uses for out of centre retail stores. In view of the general character of the buildings involved, business and industrial uses are considered to be the most suitable. The restriction on B8 uses in policy s12.3 is for consistency with policies e6 and e7, which seek to maximise the job creation potential of business and industrial land, in an area where the supply of flat land for such development is limited.

Policy s13 - retail use of business and industrial land

PROPOSALS INVOLVING RETAIL USE OR DEVELOPMENT OF ANY OF THE SITES LISTED UNDER POLICIES E1, E2 AND E4 WILL NOT BE PERMITTED, EXCEPT AS ONLY MINOR ANCILLARY ELEMENTS.

5.41 The business and industrial land allocations in chapter 4 are based on the assumption that there will be no diversion of the land into other uses. It is considered that retail use of industrial land would probably tend to involve the most easily developed of the sites, thereby increasing the need to remove constraints from the more costly sites to develop. Therefore, to ensure that sufficient quantity and variety of land for business and industry continues to come forward, retailing is ruled out. The only exception is made for factory shops on a scale not material in planning policy terms.

Policy s14 - markets

IT IS PROPOSED TO RETAIN IN RETAIL USE THE PRESENT MARKETS IN PONTYPRIDD AND TONYREFAIL. NON-RETAIL USE OF INDOOR STALLS IN PONTYPRIDD WILL NOT BE PERMITTED.

5.42 This policy carries forward Pontypridd Town Centre Local Plan policy s8, extended to cover Tonyrefail Market also. Pontypridd Market is an established feature and a significant factor in attracting people to the town. The Market Company has been taking steps to improve the appearance of the indoor and outdoor markets in Pontypridd, and it will be important to maintain this momentum in the interests of providing a pleasant shopping environment. Tonyrefail is an outdoor market, where efforts will be made to improve its layout.

6. Community Services

6. COMMUNITY SERVICES

Government Guidance and Structure Plan Context

6.1 Planning Guidance (Wales) - First Revision advises that development plans should make provision for land for schools and higher education, for places of worship and for other community facilities. The Structure Plan does not refer to community services, as the land use aspects of community service provision are not strategic planning matters.

Local Plan Context

6.2 The previous Local Plans typically summarised existing facilities for community services, and identified proposals for new provisions where known. The most notable of these was the 20 hectare site allocated for a new district general hospital in Llantrisant Local Plan draft modifications. As East Glamorgan Hospital was not due to close before the end-date of the draft modifications (1996), no proposals for the site had been included then.

Local Plan Objective

6.3 The Local Plan objective is simply to support the provision and enhancement of facilities to enable improved delivery of community services throughout the plan area.

POLICIES FOR COMMUNITY SERVICES

Policy c1 - general policy for community services

PROPOSALS WHICH EXTEND THE RANGE AND QUALITY OF COMMUNITY BUILDINGS WILL BE PERMITTED, PROVIDED THAT:

1. NO DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT;
AND
2. SAFE AND CONVENIENT PEDESTRIAN LINKS TO RESIDENTIAL AREAS IN THE CATCHMENT OF THE FACILITY EXIST OR ARE PROPOSED.

6.4 This is a general policy to support provision of community facilities by public, private and voluntary organisations. Community recreation facilities (such as village halls) are dealt with more specifically in the recreation and tourism chapter (policy r1).

Policy c2 - primary and community health care

PROPOSALS FOR NEW OR IMPROVED HOSPITALS, AMBULANCE STATIONS AND PREMISES FOR PRIMARY AND COMMUNITY HEALTH CARE WILL BE PERMITTED, PROVIDED THAT:

COMMUNITY SERVICES

1. NO DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT;
2. SAFE AND CONVENIENT PEDESTRIAN LINKS TO RESIDENTIAL AREAS IN THE CATCHMENT OF THE PREMISES EXIST OR ARE PROPOSED; AND
3. THERE IS CONVENIENT ACCESS TO PUBLIC TRANSPORT.

6.5 The proposal for the Royal Glamorgan Hospital which appeared in the deposit draft Local Plan has been deleted as the development is complete.

6.6 "Primary health care" means the services provided by general practitioners, dentists, pharmacists, ophthalmologists - usually a person's first point of contact with the National Health Service. Primary health care is managed, developed and co-ordinated by the Bro Tâf Health Authority.

6.7 "Community health care" refers to services such as health visiting and community nursing, midwifery and chiropody. Bro Tâf Health Authority is also responsible for these services.

6.8 There are no known proposals for new health care facilities, although a need for a new doctor's surgery in Llanharry has been identified. The Health Authority will monitor areas with significant land allocations for housing and review the adequacy of current provision.

Police services

6.9 South Wales Police operate a principal station in Pontypridd and local stations and offices throughout the plan area. Some of these will be refurbished from time to time but there are no known proposals with land use implications. As with health services, areas having potential for growth will be monitored and adequacy of current premises reviewed.

Fire services

6.10 South Wales Fire Service headquarters is located at Lanelay Hall, Pontyclun. The plan area is covered by fire stations at Pontyclun, Gilfach Goch and Treforest. There are no known proposals with land use implications, although service provision is reviewed from time to time and a need is anticipated to relocate Pontyclun and Treforest stations to more strategic locations within the plan period.

Policy c3 - schools

PROPOSALS FOR DEVELOPMENTS, REDEVELOPMENTS, ALTERATIONS, AND EXTENSIONS ON NEW OR EXISTING SCHOOL SITES FOR EDUCATION OR EDUCATION-RELATED USES WILL BE PERMITTED, SUBJECT TO SATISFACTORY OPEN SPACE PROVISION.

MAJOR DEVELOPMENTS WILL BE SUBJECT TO PROVISION OF SAFE AND CONVENIENT PEDESTRIAN, CYCLE AND MOTOR VEHICLE ACCESS.

THE FOLLOWING ARE PROPOSED:

In the Llantrisant policy area:

NEW PRIMARY SCHOOL, CEFN-YR-HENDY, PONTYCLUN

In the Pontypridd policy area:

NEW PRIMARY SCHOOL, YR HENDRE, NANTGARW, PROVIDED THAT ARRANGEMENTS ARE MADE FOR "DUAL USE" OF THE GROUNDS.

6.11 This is a general policy to support the continued adaptation of the schools infrastructure to meet needs for nursery, primary and secondary education. There are no proposals for non-education use of school sites. Should any schools close, alternative development would be considered according to relevant policies of the Local Plan.

6.12 The Cefn-yr-Hendy school forms part of the housing development (h1.20). The proposal in the deposit plan for renewal of Brynna Primary School has been deleted as complete. The Education Authority are also seeking a site to replace the existing Ysgol Gynradd Gymraeg Llantrisant, and are exploring the possibilities of establishing a primary and a secondary school for the Church in Wales and a primary school for the Catholic Church, all in the Llantrisant area.

6.13 The Education Authority are seeking land in the Tonyrefail policy area for primary schools in the Parc Eirin and Thomastown areas, where residential development is taking place.

6.14 The site at Yr Hendre, Nantgarw is currently in recreational use. Therefore to prevent a local shortage of recreation land, joint arrangements for use of the grounds will be required.

Policy c4 - pre-school playgroups

USE OF PREMISES FOR PRE-SCHOOL PLAYGROUPS WILL BE PERMITTED SUBJECT TO NO DETRIMENTAL EFFECT ON RESIDENTIAL AMENITIES.

6.15 Playgroups can use community or church halls without the need for planning permission, but permission is needed to use rooms in a domestic dwelling where there would be material impact on the locality, for example through extra traffic movements and parking.

Policy c5 - University of Glamorgan existing campus

PROPOSALS FOR EDUCATION AND ANCILLARY DEVELOPMENT AND ENVIRONMENTAL IMPROVEMENTS WITHIN THE EXISTING UNIVERSITY CAMPUS WILL BE PERMITTED, SUBJECT TO PROTECTION OF TREES OF LANDSCAPE VALUE AND IMPORTANT AMENITY OPEN SPACES.

Policy c6 - University of Glamorgan development off campus

PROPOSALS FOR UNIVERSITY USES OUTSIDE THE EXISTING CAMPUS, INCLUDING AN ADDITIONAL OR REPLACEMENT CAMPUS, WILL BE PERMITTED PROVIDED THAT:

1. THE DEVELOPMENT WOULD NOT VISUALLY INTRUDE UPON THE SPECIAL LANDSCAPE AREAS;
2. NO UNACCEPTABLE DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT; AND
3. CONVENIENT ACCESS TO PUBLIC TRANSPORT, TO SAFE CYCLE AND PEDESTRIAN ROUTES AND TO THE PRIMARY HIGHWAY NETWORK EXIST OR FORM PART OF THE PROPOSALS, AS APPROPRIATE, TAKING ACCOUNT OF THE SCALE OF THE PROPOSALS AND OF THEIR PROXIMITY TO THE MAIN CAMPUS.

Policy c7 - University of Glamorgan development of Treforest Tin Plate Works

LAND AT TREFOREST TIN PLATE WORKS IS ALLOCATED FOR UNIVERSITY USES, PROVIDED, IN ADDITION TO THE CRITERIA OF POLICY C6, THAT,

1. DIRECT PEDESTRIAN AND CYCLE ACCESS BETWEEN THE EXISTING CAMPUS AND THE SITE IS PROVIDED;
2. LISTED BUILDINGS ON THE SITE ARE RESTORED; AND
3. THE SITE IS INVESTIGATED FOR CONTAMINATION AND ANY APPROPRIATE DECONTAMINATION MEASURES TAKEN BEFORE ANY PART OF THE SITE IS OCCUPIED.

Policy c8 - University of Glamorgan new student accommodation off campus

PROPOSALS FOR PURPOSE-BUILT STUDENT RESIDENTIAL ACCOMMODATION SEPARATE FROM CAMPUS AREAS WILL BE PERMITTED PROVIDED THAT:

1. THE SITE IS WITHIN SETTLEMENT BOUNDARIES;

2. NO UNACCEPTABLE DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT; AND
3. CONVENIENT ACCESS TO PUBLIC TRANSPORT AND TO SAFE CYCLE AND PEDESTRIAN ROUTES TO CAMPUS AREAS EXIST OR FORM PART OF THE PROPOSALS, AS APPROPRIATE, TAKING ACCOUNT OF THE SCALE OF THE PROPOSALS AND OF THEIR PROXIMITY TO THE MAIN CAMPUS.

6.16 The University is an important service industry, generating economic activity, as well as an institution with academic objectives. Structure Plan policy E9 supports the enhancement of the present campus, its relocation or development of additional campus areas, subject to environment, amenity and traffic considerations. As far as possible, it is considered appropriate to enable the University to continue to function. However, it operates in a competitive world, and has to develop its image and services to attract students.

6.17 Currently, the main campus suffers from the poor condition and appearance of some buildings, and there is a shortage of student accommodation. The community in Treforest experiences pressure from the multiple occupation of dwellings by students and from on-street car parking.

6.18 Further development on the main campus is constrained by steep slopes, presence of trees of landscape value and severance by the A473. Expansion is constrained by existing development and prominent open countryside. The University is seeking opportunities for additional accommodation off the campus but with good public transport links.

6.19 The Proposals Map defines the existing main campus and the Glyntaff campus, to which policy c5 applies. It includes land below Llantwit Road considered suitable for a car park extension. The allocation of the Tin Plate Works site under policy c7 is also defined on the Map. It excludes the Meadow Street embankment, which is to be protected from development. The Council considers the Tin Plate Works site to be the most appropriate location for campus expansion. Policies c6 and c8 provide criteria to allow consideration of other proposals to decongest the existing campus.

6.20 The University is addressing the condition of its buildings. A programme of environmental improvements both on the campus and in Treforest has been underway since 1991.

6.21 The impact of the University on the community is the subject of research to identify solutions. The following is a summary of those recommendations emerging from the research, which the former Borough Council accepted for further consideration with the former Welsh Office. Although the National Assembly for Wales now exercises the powers of the Welsh Office and Tai Cymru, and the County Borough Council has taken over

COMMUNITY SERVICES

the functions of the former Borough and County Councils, the recommendations remain pertinent.

1. The University should urgently develop student halls on the campus (since completed).
2. The University should identify another site for a hostel.
3. The University should seek development partnerships.
4. The Welsh Office should grant-aid construction of student housing.
5. Tai Cymru should reconsider its policy on student housing funding.
6. The University should urgently improve student facilities on the campus.
7. The Borough Council should continue to deal with issues between the University and the community.
8. The University should seek more parking and better public transport.
9. The County Council should continue to relieve parking and traffic stress.
10. The Welsh Office should fund back-lane improvements.
11. Private student housing should be brought under planning control and monitored.
12. The Borough Council should refuse development in congested streets.
13. The Borough and County Councils should address the planning issues in their Local and Structure Plans.
14. The University's vital role in Wales and South Wales should be recognised.

Housing policy h7 will be used to control development in congested streets (item 12 above) (see also paragraph 3.33).

Policy c9 - libraries

LAND ADJACENT TO 26 HIGH STREET, TONYREFAIL IS RESERVED FOR A PERMANENT LIBRARY.

6.22 The County Borough Council provides the library service in Taff Ely with libraries in the larger settlements and other areas served by mobile libraries. Pontypridd has benefited from a refurbishment programme. There are no programmed proposals for new libraries, although land is reserved for

one in Tonyrefail. Policy c9 protects the only site so far identified for this purpose.

Social Services

6.23 The County Borough Council is responsible for Social Services in Taff Ely. There are homes, group homes and day centres for children, senior citizens, people with learning difficulties, and special needs, and for the physically handicapped. The Council also supports the development of services by voluntary organisations, such as playgroups and mother-toddler groups. There are no known land use proposals affecting Social Services premises.

Policy c10 - places of worship

PROPOSALS FOR PLACES OF WORSHIP WILL BE PERMITTED PROVIDED THAT SITES ARE WITHIN SETTLEMENT BOUNDARIES AND NO DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT.

6.24 The plan area is part of a region characterised by redundant chapels and churches, but there are circumstances when new places of worship are needed, for example in areas of new housing development or to cater for denominations and religions increasing their representation in the area. Policy c8 is intended to make provision for places of worship essentially local in character, and does not anticipate construction of large-scale premises.

7. Recreation and Tourism

7. RECREATION AND TOURISM

Government Guidance

7.1 Planning Guidance (Wales) - First Revision supports the development of sport and recreation, as important for individuals and for the social and economic life of Wales. Adequate land and water resources should be provided for organised sport and for recreation. Valuable open spaces, particularly in urban areas, should be protected from development. Existing playing fields should normally be protected. Plans should include standards of provision for sport and recreation. Dual use of school facilities is recommended. Recreational use of redundant railway lines and space alongside rivers is recommended.

7.2 Planning Guidance (Wales) - First Revision also advises that the Government is committed to the encouragement of tourism and an improvement in tourist facilities. In doing so, the environment should be safeguarded, and the interests of local communities. Plans should encourage appropriate tourist related commercial development in new destinations well served by public transport.

Structure Plan Context

7.3 The strategic elements of the Structure Plan are:

1. to encourage new leisure facilities;
2. to encourage better use of existing leisure facilities;
3. to encourage new and enhanced tourist attractions; and
4. to encourage public enjoyment of the countryside.

Policies give criteria for assessing leisure developments, and give priority to urban fringe sites and Valley locations. Protection is provided for existing facilities and support given for dual use of them. Countryside rights of way will continue to be developed.

Local Plan Context

7.4 Pontypridd Town Centre Local Plan contained proposals to protect and enhance Ynysangharad Park and for future use of the Town Hall theatre. There were general policies for guest accommodation. The other previous Local Plans typically contained general policies for playing fields, public fields, public open space, playgrounds, allotments, foot, cycle and bridleways, picnic sites and tourist accommodation. Specific policies were only included where there were known schemes.

Local Plan Objectives

7.5 These are:

1. to encourage provision and enhancement of public indoor and outdoor sports and recreation facilities related to identified community needs and up to the given standards;
2. to prevent development of urban open space except for public open space uses;
3. to enable public enjoyment of the countryside; and
4. to encourage provision of tourist accommodation and attractions consistent with protection of the environment.

POLICIES FOR SPORT AND RECREATION

Policy r1 - indoor sports, recreation and community facilities

PROPOSALS FOR NEW, REPLACEMENT, EXTENDED OR ENHANCED FACILITIES FOR INDOOR SPORTS AND COMMUNITY RECREATION (INCLUDING PROPOSALS TO ENABLE DUAL USE OF EXISTING FACILITIES) WILL BE PERMITTED, PROVIDED THAT:

1. NO DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT;
2. TRAFFIC GENERATION WOULD BE WITHIN THE CAPACITY OF ASSOCIATED HIGHWAYS;
3. IN LARGER DEVELOPMENTS, SAFE AND CONVENIENT PEDESTRIAN, CYCLE AND MOTOR VEHICLE ACCESS CAN BE PROVIDED, AND
4. NO DETRIMENT TO THE ENVIRONMENT WOULD RESULT.

THE FOLLOWING ARE PROPOSED:

In the Tonyrefail policy area:

1. THE HENDREFORGAN PARK SCHEME, GILFACH GOCH;

In the Pontypridd policy area:

2. A NEW COVERED SWIMMING POOL/LEISURE FACILITY TO REPLACE THE OPEN AIR BATHS IN YNYSANGHARAD PARK, PONTYPRIDD.

INDOOR COMMUNITY RECREATION FACILITIES WILL BE REQUIRED IN NEW HOUSING DEVELOPMENTS OVER 120 UNITS, UNLESS EXISTING PROVISION IN THE AREA IS CONSIDERED ADEQUATE TO SERVE THE DEVELOPMENT, OR UNLESS IN A PARTICULAR CASE IT IS DEMONSTRATED THAT THE REQUIREMENT IS UNNECESSARY OR UNREASONABLE.

7.6 The main leisure centres at Llantrisant, Llantwit Fardre and Hawthorn and the swimming pool at Tonyrefail have been for many years the “shop window” of the Borough Council’s, and now the County Borough Council’s, leisure service. There is another swimming pool at Hawthorn Comprehensive School, operated as a dual use facility.

7.7 There are over 25 community centres and halls, provided by the County Borough Council and further facilities provided by the voluntary sector.

7.8 Policy r1 is a general policy for indoor provision, which could take the form of any multi-purpose recreation and community centre, such as a traditional village hall or a modern sports hall. Any proposals under this policy would require a need for them to be established. This could be achieved by research, either carried out or commissioned by the County Borough or Community Council or voluntary body. The figure of 120 units is based on actual experience in the plan area of the size of development that could support a basic community centre.

7.9 The Sports Council for Wales/Cyngor Chwaraeon Cymru has published the results of ‘The Facilities Planning Model’, a mathematical model that compares the supply of facilities with the demand from the resident population. Whilst the model is useful for identification of under provision, it requires careful use at plan area level, as it would not reveal unexpressed demand for locally absent facilities.

7.10 In the case of sports halls, the model found that the existing three leisure centres (not counting the relatively new Glyntaff centre) satisfy less than 50% of expected demand. Another five leisure centres (four, taking Glyntaff into account) equivalent to four badminton courts each would be needed to satisfy expected demand. However, full dual use of educational facilities reduces the unsatisfied demand to about 20% or about 2 sports halls. Further research is needed to assess where any extra sports halls should be placed to satisfy demand and to identify sites and resources.

7.11 In the case of swimming pools, the model suggested that existing pools satisfy over 75% of expected demand. One more pool suitably located would be needed to satisfy demand.

7.12 The Hendreforgan Park Scheme is a comprehensive improvement of existing playing fields, drawn up in conjunction with Gilfach Goch Community Council. The proposals are for:

1. a community recreation centre;

2. visual and environmental improvements;
3. a car park;
4. repositioning and upgrading of two sports pitches;
5. a footpath network;
6. a replacement play area;
7. informal recreation/picnic area;
8. upgrading of changing rooms;
9. a training area/tennis courts.

7.13 The proposal for Ynysangharad Park is to replace the open air baths, which are closed and beyond repair. Pontypridd Town Centre Local Plan proposed a covered swimming pool only on the same site. Feasibility studies have examined the possibility of developing a leisure centre on a site outside the Park, therefore a leisure facility other than or including a covered swimming pool may be required for the Park. Any proposals for Ynysangharad Park have to conform to policy r6. The design of any buildings on the open-air baths site, and the nature of the uses permitted, will be controlled in order to preserve or enhance the character and appearance of the Park.

Policy r2 - outdoor sports facilities

IN NEW HOUSING DEVELOPMENTS OVER 125 UNITS (EXCLUDING ANY RETIREMENT HOMES), LAND FOR SPORTS PITCHES IN ACCORDANCE WITH THE COUNCIL'S STANDARDS (SEE APPENDIX 10) WILL SOUGHT BY MEANS OF A PLANNING OBLIGATION, TAKING INTO ACCOUNT ANY EXISTING PROVISION IN THE NEIGHBOURHOOD, AND ANY SPECIAL CIRCUMSTANCES RELATING TO THE PARTICULAR CASE.

PROPOSALS FOR NEW OR UPGRADED FACILITIES FOR OUTDOOR SPORTS (INCLUDING PROPOSALS TO ENABLE DUAL USE OF EXISTING FACILITIES) WILL BE PERMITTED PROVIDED THAT:

1. NO DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT;
2. TRAFFIC GENERATION WOULD BE WITHIN THE CAPACITY OF ASSOCIATED HIGHWAYS;
3. IN NEW DEVELOPMENTS, SAFE AND CONVENIENT PEDESTRIAN, CYCLE AND MOTOR VEHICLE ACCESS CAN BE PROVIDED, AND
4. NO DETRIMENT TO THE ENVIRONMENT WOULD RESULT.

THE FOLLOWING ARE PROPOSED:

In the Llantrisant policy area:

1. WINDSOR FIELDS, PONTYCLUN - EXTENSION;

2. TALYGARN SPORTS GROUND, PONTYCLUN - SPORTS PITCH, BOWLING GREEN AND CHANGING FACILITIES;

In the Tonyrefail policy area:

3. GILFACH GOCH - THE HENDREFORGAN PARK SCHEME;

In the Pontypridd policy area:

4. ROCKWOOD, TAFFS WELL - SPORTS PITCH, SUBJECT TO LAND RECLAMATION (POLICY EN62).

7.14 Policy r2 applies the sports pitch element of the Council's open space standards set out in Appendix 10. The threshold is set at 125 houses, as these could accommodate about 315 persons, which under the Council's standard, is the minimum population required to support one sports pitch of the minimum size 0.50 to 0.57 hectares.

7.15 Policy r2 includes identified desirable schemes for which funding still has to be found. The policy is worded flexibly to allow favourable consideration of other schemes, although it would be necessary to show that there is a need to be met. Community use of schools facilities ("dual use") has been subject to legal difficulties that may hinder such provision in the short term.

7.16 The Hendreforgan Park scheme (r2.3) is referred to in paragraph 7.12. The Rockwood pitch (r2.4) depends on funding of a land reclamation scheme by the Welsh Development Agency.

Policy r3 - golf courses

PROPOSALS FOR GOLF COURSES WILL BE PERMITTED, PROVIDED THAT:

1. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE LANDSCAPE OR NATURE CONSERVATION INTERESTS; AND
2. TRAFFIC GENERATION WOULD BE WITHIN THE CAPACITY OF ASSOCIATED HIGHWAYS.

7.17 The main golf courses are at Talbot Green and Pontypridd. The Sports Council Model (para. 7.9) identified the need for one more 18-hole course. Permission has been granted for a course at Garth Isaf, Llanharan. There has been another proposal for an 18-hole course south of Talygarn to replace the smaller Talbot Green course, but this depends on development on part of the Talbot Green course which it is not proposed to allow (policy en59).

Policy r4 - playgrounds

IN NEW HOUSING DEVELOPMENTS, NEW CHILDREN'S PLAY AREAS IN ACCORDANCE WITH THE COUNCIL'S STANDARDS (SEE APPENDIX 10) WILL BE SOUGHT BY MEANS OF A PLANNING OBLIGATION, TAKING INTO ACCOUNT EXISTING PLAY AREA PROVISION WITHIN REASONABLE WALKING TIME OF THE DEVELOPMENT, AND ANY SPECIAL CIRCUMSTANCES RELATING TO THE PARTICULAR CASE.

PLAYGROUNDS WILL BE PERMITTED PROVIDED THAT NO DETRIMENT TO RESIDENTIAL AMENITIES WOULD RESULT.

7.18 It is the Council's current practice to require developers of housing to provide, by way of an agreement or obligation, space for children's play, unless the housing site is too small. The amount of provision will be proportionate to the number of houses proposed. In setting the standards for playgrounds, the Council has taken account of the National Playing Fields Association standards. For the purposes of policy r4, "reasonable walking time" is no more than 1 minute for a local area for play, no more than 5 minutes for a local equipped area for play, and no more than 15 minutes for a neighbourhood equipped area for play. These times will be used to define whether any existing play area can count towards a requirement.

Policy r5 - parks and informal amenity areas

IN NEW HOUSING DEVELOPMENTS OVER 35 UNITS, INFORMAL AMENITY AREAS IN ACCORDANCE WITH THE COUNCIL'S STANDARDS (SEE APPENDIX 10) WILL BE SOUGHT BY MEANS OF A PLANNING OBLIGATION, TAKING INTO ACCOUNT EXISTING PROVISION IN THE NEIGHBOURHOOD OF THE DEVELOPMENT, AND ANY SPECIAL CIRCUMSTANCES RELATING TO THE PARTICULAR CASE.

PROPOSALS FOR NEW, UPGRADED OR EXTENDED PARKS, LOCAL NATURE RESERVES, "POCKET PARKS", KICKABOUTS, INFORMAL AMENITY AREAS IN URBAN AREAS AND OPEN SPACES FORMING LINKS TO THE COUNTRYSIDE WILL BE PERMITTED, PROVIDED THAT NO UNACCEPTABLE DETRIMENT TO RESIDENTIAL AMENITIES OR NATURE CONSERVATION WOULD RESULT, AND SATISFACTORY ACCESS ON FOOT, AND IF APPROPRIATE BY CYCLE, IS PROVIDED. THE FOLLOWING ARE PROPOSED:

In the Llantrisant policy area:

1. INFORMAL AMENITY AREA, FORMER TRECATELL TIP, LLANHARRY

In the Tonyrefail policy area:

2. THE HENDREFORGAN PARK SCHEME, GILFACH GOCH;

In the Pontypridd policy area:

3. YNYSANGHARAD PARK EXTENSION, PONTYPRIDD, SUBJECT TO LAND RECLAMATION (POLICY EN62);
4. LOCAL NATURE RESERVE, SHONI'S POND, GRAIG, PONTYPRIDD;
5. LEISURE USES ASSOCIATED WITH COUNTRY PARK, SITE OF JOINERY AND SCRAP YARD, BARRY SIDINGS, HOPKINSTOWN, PONTYPRIDD;
6. INFORMAL AMENITY AREA, NANT CAE-DUDWYG, CILFYNYDD, PONTYPRIDD;
7. LANDSCAPED INFORMAL OPEN SPACE, ROCKWOOD, TAFFS WELL, SUBJECT TO LAND RECLAMATION (POLICY EN62).

7.19 The threshold for this policy is set at 35 houses, as the 90 or so people this number of houses could accommodate trigger a requirement for 360 to 450 sq. m. of amenity area, using the Appendix 10 standard of 0.4 to 0.5 hectares per 1,000 population. This range is considered the minimum practical size for an amenity area in new development.

7.20 This policy promotes provision of formal and informal open spaces for visual relief in urban areas and for quiet recreation. The Trecastell Tip site is a former domestic refuse tip, which has been reinstated in such a way as to encourage wildlife and to allow future public access for passive recreation. The Hendreforgan Park Scheme is mentioned in paragraph

7.21 The Ynysangharad Park extension carries forward policy c1 of Pontypridd Town Centre Local Plan, and is an opportunity to provide an "ecology park" and walks on naturally revegetated derelict land adjoining the Taff. The Shoni's Pond proposal will require the co-operation of landowners and the Countryside Council for Wales to implement. The adjoining woods are a notified Site of Special Scientific Interest, and therefore only quiet, passive countryside recreation and interpretation is appropriate. The Barry Sidings proposal is to improve the environment of the country park by encouraging compatible development in place of the established commercial uses. A replacement access bridge would be needed to accommodate any increased traffic. The Rockwood proposal depends on a land reclamation scheme funded by the Welsh Development Agency. The Nant Cae-Dudwgy site is subject to feasibility, but has potential for an attractive picnic site and amenity area, and a base for access to the countryside.

7.22 "Pocket parks" could be created where resources are available and opportunities arise in main settlements. The Taff Ely Local Plan consultation exercise in 1994 yielded suggestions for parks and amenity areas at Talbot Green, Lan Wood/Coed Graig yr Hesg (Pontypridd), Glan-y-llyn and at

Penrhos Cutting (Nantgarw). These will be investigated for feasibility as opportunities arise.

Policy r6 - development appropriate to outdoor leisure facilities

WITHIN EXISTING AND PROPOSED SPORTS GROUNDS, PLAYGROUNDS, PARKS, "POCKET PARKS", AMENITY OPEN SPACES, KICKABOUT AREAS, ALLOTMENTS OR SIMILAR PUBLIC OPEN SPACES, ONLY DEVELOPMENT CONSISTENT WITH PROVISION AND ENHANCEMENT OF RECREATION AMENITIES APPROPRIATE TO THE PARTICULAR OPEN SPACE OR CONFORMING TO POLICY R7 WILL BE PERMITTED.

7.23 This policy carries forward policy c1 of Pontypridd Town Centre Local Plan for Ynysangharad Park and applies it to public open space elsewhere in the plan area. The purpose is to protect the character of these open spaces, in particular, the special character and appearance of Ynysangharad Park. The reference to policy r7 is to allow alternative development of open spaces only in very restricted circumstances and not at all in Ynysangharad Park.

Policy r7 - protection of existing outdoor leisure facilities

PROPOSALS INVOLVING THE LOSS OF PART OR ALL OF ANY SPORTS GROUNDS, PLAY GROUNDS, PARKS, "POCKET PARKS", AMENITY OPEN SPACES, KICKABOUT AREAS, ALLOTMENTS OR SIMILAR PUBLIC OPEN SPACES WILL NOT BE PERMITTED, EXCEPT AS PART OF A SCHEME WHICH:

1. ENHANCES PROVISION OF THE SAME FACILITY IN THE SAME NEIGHBOURHOOD; AND
2. INCLUDES ACCEPTABLE PROPOSALS FOR FUTURE USE OF THE EXISTING SITE.

PROPOSALS WHICH INVOLVE THE LOSS OF ANY PART OF YNYSANGHARAD PARK, PONTYPRIDD WILL NOT BE PERMITTED.

7.24 Recreation open space is normally too costly to reinstate once used for development. This policy is to ensure that public leisure space remains available to the community in the long term, despite the fact that some may be underused meanwhile. Flexibility is given to close facilities provided that better provision is made nearby, and that any redevelopment of the site is acceptable under other policies. These would include policies for the special landscape areas (en5), commons (en6), SSSI (en10), historic parklands (en58), conservation areas (en45-50), listed buildings (en51, en53), ancient monuments (en54) and urban open spaces (en59). Ynysangharad Park is excluded from this arrangement to emphasise its permanency.

7.25 Allotments are included in policies r6 and r7 as an example of recreation facilities where pressures for alternative development are to be resisted. The Council will also support increased provision of allotments where in demand and where opportunities arise. However, as allotments are legally an agricultural use, their provision does not involve the need for planning permission.

Policy r8 - countryside recreation

PROPOSALS TO ENABLE QUIET INFORMAL ENJOYMENT OF THE COUNTRYSIDE WILL BE PERMITTED, PROVIDED THAT:

1. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE LANDSCAPE OR NATURE CONSERVATION INTERESTS;
2. TRAFFIC GENERATION WOULD BE WITHIN THE CAPACITY OF ASSOCIATED HIGHWAYS; AND
3. PROPOSALS INCLUDE PROVISION FOR COUNTRYSIDE MANAGEMENT AND INTERPRETATION.

NOISY RECREATIONAL ACTIVITIES REQUIRING A COUNTRYSIDE LOCATION WILL BE PERMITTED, PROVIDED THAT IN ADDITION TO THE CRITERIA ABOVE, THERE WOULD BE NO DETRIMENT TO THE OVERALL QUIET CHARACTER OF THE COUNTRYSIDE.

7.26 This policy gives general support to provision and enhancement of facilities that encourage public access to the countryside, such as footpaths, bridleways, cyclepaths, and picnic sites with appropriate car parking. Forestry land affords opportunities under this policy. Long distance footpaths such as the Ridgeway Walk and cyclepaths such as the Taff Trail have already been established and it is expected that a network of waymarked routes will gradually emerge. The policy also should encourage provision of recreational opportunities of purely local value.

7.27 The former County Council published a countryside strategy for the County in 1994, which has been updated since. Its purpose is to provide a policy framework complementary to the Structure and Local Plans and a structure for grant aid bids and resource allocation. It includes an annual action programme. The subjects covered are land use, data, nature conservation, landscape, archaeology, trees, land reclamation, recreation, management and education. It will be reviewed more frequently than is possible for statutory development plans.

POLICIES FOR TOURISM

Policy r9 - visitor attractions

PROPOSALS FOR NEW OR ENHANCED VISITOR ATTRACTIONS WILL BE PERMITTED, PROVIDED THAT:

1. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE LANDSCAPE OR NATURE CONSERVATION INTERESTS;
2. THERE WOULD BE NO UNACCEPTABLE DETRIMENT TO RESIDENTIAL AMENITIES;
3. IN LARGER NEW DEVELOPMENTS, SAFE AND CONVENIENT PEDESTRIAN, CYCLE AND PUBLIC TRANSPORT ACCESS CAN BE PROVIDED, AND
4. TRAFFIC GENERATION WOULD BE WITHIN THE CAPACITY OF ASSOCIATED HIGHWAYS.

THE FOLLOWING ARE PROPOSED:

In the Pontypridd policy area:

1. HETTY ENGINE HOUSE AND HEAD STOCK, PONTYPRIDD;
2. TAFFS WELL SPA.

7.28 This policy is to give general support to tourist initiatives where not in conflict with environmental policies. The tourism industry is starting from a low base in this area, but there are major attractions close by such as Rhondda Heritage Park, Caerphilly Castle, Castell Coch, the Welsh National Folk Museum, and central Cardiff. The main attractions in Taff Ely will continue to be its countryside and traditional features such as Pontypridd Market and Llantrisant Town Centre. Other attractions, such as Model House, Llantrisant, Nantgarw China Works and Pontypridd Historical & Cultural Centre are becoming established, but the scope for more new attractions is considered to be limited. Hetty engine house (a scheduled ancient monument, en54, and a grade 1 listed building, en51) forms an imposing gateway to the Rhondda Valleys and has potential for conversion as part of Rhondda Heritage Park. Taffs Well spa is owned by the County Borough Council, who subject to resources, will promote its development for its therapeutic and heritage value. The two sites are marked "r9" on the Proposals Map. Wales Tourist Board supports the enhancement of existing visitor attractions. New attractions are encouraged provided that they would not displace existing efficient operators.

Policy r10 - tourism uses in Llantrisant Town Centre

CHANGES OF USE OF DWELLINGS TO APPROPRIATE TOURIST USES DIRECTLY RELATED TO THE HISTORICAL SETTING WILL BE PERMITTED IN THE COMMERCIAL PARTS OF HIGH STREET, BULLRING AND SWAN STREET, LLANTRISANT, SUBJECT TO SATISFACTORY "SHOPFRONT" DESIGN.

7.29 This policy is to encourage visitor activity in Llantrisant Town Centre following the lead of Model House Craft and Design Centre. Shops, restaurants and museums on a small scale would be appropriate where commercial uses already exist. Llantrisant Town Centre forms part of Llantrisant conservation area (en45-49).

Policy r11 - leisure use of Pontypridd Town Hall Theatre

PROPOSALS FOR ENTERTAINMENT OR LEISURE USE OF PONTYPRIDD TOWN HALL THEATRE WILL BE PERMITTED.

7.30 The Town Hall is vacant and has had permission for use as a dance hall. In view of its history as a theatre, cinema and bingo hall, entertainment or leisure use is considered appropriate in planning terms. However, issue of a public entertainment licence depends on meeting fire precaution requirements and the Police object to issue of any Justices On Licence. Policy r11 carries forward policy c8 of Pontypridd Town Centre Local Plan.

Policy r12 - visitor accommodation

PROPOSALS FOR THE PROVISION AND UPGRADING OF HOTELS, CONFERENCE FACILITIES, GUEST HOUSES, VISITOR ACCOMMODATION IN PUBLIC HOUSES, CAMPING BARNES AND OTHER FARM BASED VISITOR ACCOMMODATION WILL BE PERMITTED, PROVIDED THAT:

1. THERE WOULD BE NO UNACCEPTABLE DETRIMENTAL EFFECT ON WILDLIFE INTERESTS AND THE COUNTRYSIDE;
2. THERE WOULD BE NO UNACCEPTABLE DETRIMENT TO RESIDENTIAL AMENITIES; AND
3. TRAFFIC GENERATION WOULD BE WITHIN THE CAPACITY OF ASSOCIATED HIGHWAYS.

7.31 This policy combines and carries forward policies c4, c5 and c6 in Pontypridd Town Centre Local Plan and relevant policies of the other Local Plans. There are no specific proposals, although a hotel/conference centre would be favourably considered on the river frontage in the Pontypridd Town Centre Gas Road/Taff Vale site (s1). The purpose of the policy is to encourage provision of guest accommodation to serve both tourists and the

RECREATION AND TOURISM

business community. Relevant policies for the environment and agriculture (including those for existing buildings in the countryside) would be taken into account when considering applications for visitor accommodation.

8. Communications

8. COMMUNICATIONS

Government Guidance

8.1 Strategic policies and advice from Central Government sources set the general context for the formulation of a transportation strategy for the plan area.

8.2 The Welsh Office publication "Roads in Wales" - 1994 Review" set down the progress made in improving the motorway and trunk road network since 1989, and outlined priorities and plans for future improvements, which focused resources on establishing priority routes in Wales. It was stated that schemes will ensure "the efficient operation of the transport market, striking the right balance between serving economic development and protecting the environment." The National Assembly for Wales provides Transport Supplementary Grants to the highway authority for expenditure on local road schemes costing in excess of £5m, which help to complement the motorway and trunk road network.

8.3 "Sustainable Development - The UK Strategy" was produced in January 1994 by the Department of the Environment and the Secretary of State for Wales, outlining various environmental goals. Its main emphasis is to, "meet economic and social needs for access to facilities with less need for travel and in ways which do not place unacceptable burdens on the environment." At the same time, Central Government attaches high priority to fully taking into account environmental concerns. These include returning carbon dioxide emissions to 1990 levels by 2005. In "Road Safety: The Next Steps" the Department of Transport set a target for the reduction of road casualties; the aim is a reduction of one third by the year 2000. It also states that one of the priority concerns over the next 15 years should be the protection of pedestrians, cyclists and motorcyclists.

8.4 The Department of Transport forecasts that between 1990 and 2020 traffic is expected to grow by between 53% and 83%. By the end of the Local Plan period in 2006, traffic growth of between 26% and 39% can be expected.

8.5 In March 1997, the Government introduced the Road Traffic Reduction Act, which requires local authorities to produce a report, as, and when directed by the Secretary of State, assessing local traffic levels and specifying targets for a reduction in the levels of local road traffic or the rate of growth. Alternatively, reasons must be given why it would be inappropriate to do so.

8.6 Central Government forecasts that demand for rail travel will increase in the long term. Its policy for public transport is to create conditions conducive to fair competition between and within modes of public transport. The County Borough Council as Highway Authority is responsible for public transport services that would not be provided commercially.

8.7 Planning Policy Guidance notes are issued by the National Assembly for Wales. Those of relevance to transportation are PPG12 (Wales)

'Development Plans and Strategic Planning Guidance in Wales' and 'Planning Guidance (Wales) Planning Policy - First Revision.'

8.8 The main aims of transport policy outlined in Planning Guidance (Wales) Planning Policy - First Revision are to promote the efficient and safe movement of people and goods, and to protect the environment by reducing growth of motorised journeys, encouraging alternative modes of transport, reducing reliance on cars and seeking to ensure the effective use of the transport network.

Structure Plan Context

8.9 It is the function of the Structure Plan to address the highway and transportation needs of the County Borough as a whole. It has to interpret national and regional policies in determining overall policies and measures to improve the environment and the management of traffic. The Local Plan translates these intentions into policies and site-specific proposals for the future change of use of land.

8.10 The transportation strategy for the former County of Mid Glamorgan was first set down in the approved 1982 Structure Plan and subsequently reviewed in Alteration No. 1 approved in 1989. The policy objective was to provide a comprehensive transport system to meet the needs of all sectors of the community, and (to essentially support an employment objective) to reduce long-distance commuting within and beyond the County to a level that represented a situation of free choice, rather than one of lack of opportunity for alternative employment. The transportation strategy set out a programme of improvements to the highway network together with the development and maintenance of an efficient public transport system. The aim was to fulfil expected travel needs whilst being flexible enough to accommodate changing circumstances.

8.11 The Replacement Structure Plan, adopted in 1999, rolls forward the plan from 1996 to 2006. This second review is much wider in scope than the 1989 version, as it deals with the recent trends and likely situation through the 1990's. The key issues are: legislative changes; expectations of increasing traffic growth; the new emphasis on the environment and the promotion of public transport and job opportunities at Cardiff Bay.

8.12 The transportation strategy to be adopted involves a "mix" of the key elements of road construction, public transport improvements and traffic management with other ancillary policies such as parking and development control. However the balance between the major policy components will be different from that in the 1989 plan, in that the role to be played by public transport will be far more dynamic in trying to cater for an increasing amount of peak period traffic, whilst containing the impact of car use on the environment. This strategy for public transport can be achieved through the transfer of journeys to public transport at various sites on the main arterial routes. This will involve upgrading heavy rail, the introduction of light rail or a

guided busway. It would also include feeder buses to stations and park and ride facilities adjacent to existing stations.

8.13 Road construction, on the other hand, whilst still having a role to play, particularly in assisting the County Borough's economic development, will not be able to tackle all congestion problems. The transportation system must provide the necessary links both to attract investment and also to provide adequate commuting links to major employment centres. Transportation also plays a major part in the urban renewal process, firstly by relieving the towns of through traffic and secondly, by providing an attractive retail and commercial centre, through traffic management and environmental enhancement schemes, such as pedestrianisation.

Local Plan Context

8.14 The previous local plans contained policies to protect the routes of the Pontypridd inner relief road (since completed), Church Village bypass, Capel Llanilltern link and Llanharan bypass. Other significant proposals included the Hendreforgan link road in the Tonyrefail and Gilfach Goch Local Plan (also completed now) and a link between A473 and Church Village bypass at Dyffryn Dowlais in the Llantrisant Local Plan.

8.15 Pontypridd Town Centre Local Plan contained important proposals for pedestrianisation and pedestrian movement within the Town Centre. Taffs Well Local Plan contained cycleway proposals. All the previous local plans had general policies in support of bus and rail transport, cycleways, traffic management and design standards (which were covered in detail in the Replacement Structure Plan). Llantrisant Local Plan listed a number of minor proposals, which are unlikely to be completed within this plan period, or do not involve the acquisition of land. These schemes have not been carried forward into this Local Plan.

Local Plan Objectives

8.16 The transport objectives of the Local Plan are:-

1. to provide land for a high quality major highway network which will accommodate traffic flowing through the plan area, enhancing in particular access to potential employment sites;
2. to encourage a major enhancement of the public transport system and the improvement of facilities, to encourage car owners to use public transport, especially for journeys to work;
3. to improve the environment, particularly for properties fronting the major highway network, and town centres;
4. to improve facilities for the mobility of all groups in society, particularly pedestrians, cyclists and the disabled.

A470 improvement

8.17 In the Welsh Office publication "Roads in Wales - 1994 Review", the need to tackle the present capacity problems along the A470(T) between Coryton and Pontypridd was identified as an issue of paramount importance. Congestion along this route can only disadvantage the area in its attempts both to attract new inward investment and to provide good commuting links to Cardiff. The local authorities in partnership with rail operators and the National Assembly for Wales are giving further consideration to the scope for both public transport links to Cardiff Bay and the construction of a new highway link between Pontypridd and the M4. The best strategy may well consist of a mix of elements comprising both public transport and highway improvements. See also paragraphs 8.29-31 and 8.35-36.

POLICIES FOR TRANSPORTATION

Policy t1 - major highway improvements

LAND FOR THE FOLLOWING MAJOR IMPROVEMENTS TO THE COUNTY BOROUGH HIGHWAY NETWORK WILL BE SAFEGUARDED FROM OTHER DEVELOPMENT:

In the Llantrisant policy area:

1. A473 CHURCH VILLAGE BYPASS;
2. A473 LLANHARAN BYPASS;
3. A473 TALBOT GREEN BYPASS DUALLING;

In the Pontypridd policy area:

4. B4273 CILFYNYDD CROSS-VALLEY LINK.

8.18 The route of scheme 2 is shown on the Proposals Map. Provisional routes for schemes 1, 3 and 4 are indicated, but will be subject to separate public consultation.

8.19 The Church Village bypass (t1.1) will run from the east of Talbot Green to the east of Tonteg. In addition to bypassing Church Village and Tonteg, it also relieves Beddau and Llantwit Fardre and links directly with the Power Station Hill improvement. This in turn links with the Upper Boat interchange on the A470 (T), thus offering an alternative, although somewhat circuitous, route to the trunk road, avoiding the congested area around Treforest and the University of Glamorgan. Congestion here is a significant problem and increases the need for an early implementation of the scheme. The bypass will significantly reduce traffic along the existing A473 main road thereby providing environmental relief to the properties along its length.

8.20 The Llanharan bypass (t1.2) scheme provides a new link bypassing the communities of Llanharan and Brynna and further improves the A473

strategic route between Pencoed and Llantrisant. Environmental relief would be provided to residential properties along Bridgend Road in Llanharan and commercial properties at The Square. It is intended that the western terminus of the road will be at the A473/B4280 roundabout east of Pencoed, which is within the boundaries of Bridgend County Borough Council

8.21 The Ynysmaerdy - Talbot Green Relief Road has been identified in the Replacement Structure Plan, and as such the need for the scheme has been established. However further study and public participation will be undertaken into possible routes for this road and into their implications for residential amenity before a preferred alignment is formally identified. The previously protected routes, along the disused railway line and through Coed Ynysmaerdy, will continue to be considered as well as completely new alignments. It is possible that a preferred route will be determined and its construction commenced during the plan period.

8.22 The need for the dualling of the Talbot Green bypass (t1.3) scheme will be very much dependent on the rate of traffic growth. The bypass has improved east-west movement along the A473 as well as easing congestion problems along the A4119 strategic route. Present traffic forecasts indicate that dual carriageway standard will be needed on the bypass before the end of the plan period. The construction of the Church Village bypass to dual standard may increase traffic on the A473 above general growth rates, and it may be appropriate to dual the Talbot Green bypass shortly thereafter.

8.23 The Cilfynydd cross-valley link (t1.4) will link Glyncoch and the A470 on the Cilfynydd side of Taff Vale. It would particularly benefit the proposed housing development (h1.51) at Cefn Lane, Glyncoch and improve accessibility to and from Ynysybwll.

Policy t2 - other highway improvements

LAND FOR THE FOLLOWING HIGHWAY IMPROVEMENT SCHEMES WILL BE SAFEGUARDED FROM OTHER DEVELOPMENT:

In the Llantrisant policy area:

1. EFAIL ISAF, FFORDD-Y-CAPEL - FOOTWAY PROVISION;
2. CHURCH VILLAGE, CHURCH ROAD - ROAD WIDENING, REALIGNMENT AND PROVISION OF FOOTWAY;
3. A473 LLANTWIT FARDRE, TATTENHAM CORNER - JUNCTION IMPROVEMENT;
4. A4222 BRYNSADLER, COWBRIDGE ROAD - ROAD WIDENING AND FOOTWAY PROVISION;
5. PONTYCLUN, CLUN AVENUE - JUNCTION IMPROVEMENT;

COMMUNICATIONS

6. MWYNDY - INDUSTRIAL ACCESS ROAD;

In the Tonyrefail policy area:

7. B4564 HENDREFORGAN, CAMBRIAN AVENUE - FOOTWAY PROVISION;
8. TONYREFAIL, DYFFRYN TERRACE/PENRHIWFER ROAD - JUNCTION IMPROVEMENT;
9. THOMASTOWN, FRANCIS STREET - FOOTWAY PROVISION;

In the Pontypridd policy area:

10. A468 NANTGARW TO PENRHOS - DUALLING;
11. TAFFS WELL - PROVISION OF NEW ACCESS TO INDUSTRIAL ESTATE.

8.24 These schemes will be carried out in order to achieve the objectives outlined in the Replacement Structure Plan, namely to:

1. improve road safety;
2. facilitate public transport operations;
3. assist urban renewal;
4. assist economic development;
5. improve the environment;
6. improve the flow of traffic.

8.25 Only schemes that are currently programmed, or those that involve the acquisition of land outside existing highway limits, are included. It is therefore possible that a number of improvements not highlighted here will be undertaken within the plan period. Implementation of t2.6 is subject to examination of the likelihood of an improved access at Mwyndy Cross serving industrial land on the east side of the A4119.

Policy t3 - roads for new developments

THE FOLLOWING NEW ROAD WILL BE PROVIDED AS PART OF NEW DEVELOPMENT:

In the Llantrisant policy area:

DYFFRYN DOWLAIS LINK ROAD (H1.32).

8.26 A single access from the A473 is required to serve the Dyffryn Dowlais housing site at Church Village. This access road will need to be of a standard to enable it to be extended to serve as a link from the A473 to the proposed Church Village bypass. As this road is required for development, the developer will be expected to finance its construction.

8.27 The proposal in the deposit plan for an access to Cefn Yr Hendy has been deleted as the road has been built.

8.28 The proposal in the deposit plan for a new access road between the A4119 and the Park Eirin industrial area and the A4093 at Gilfach Road has been deleted as the road has been built.

Public transport in the A470(T) corridor and in Pontypridd

8.29 A transportation study was commissioned by the Welsh Office in December 1991 to investigate whether improvements to public transport on the A470(T) corridor between Pontypridd and Coryton could remove the need for highway improvements. It was concluded that public transport improvements alone could not achieve this, and further work was commissioned by way of a feasibility study into a new highway link between the A470(T) and Capel Llanilltern, and the Cardiff Region Public Transport Study (CRPTS).

8.30 The CRPTS was published in early 1995 and was adopted by the Local Authority and its co-sponsors. Its recommendations are now being taken forward as part of SWIFT (South Wales Integrated Fast Transit) as part of a comprehensive package of measures to increase the use of public transport on journeys to Cardiff Bay. This includes upgrading of the heavy rail network and the possible introduction of light rail between Cardiff and Treherbert, Aberdare and Merthyr Tydfil. The local authorities are progressing these objectives. As a first phase, work has been carried out in partnership with Railtrack to upgrade the signaling between Radyr and Porth. This will improve efficiency and reliability of services and provide capacity to accommodate a significant increase in service frequencies on this line.

8.31 With the introduction of a traffic control system within Pontypridd following the opening of the Inner Relief Road, bus priority measures have been incorporated into the system. Further measures will be considered to complement the pedestrianisation of certain town centre streets and this may be in the form of bus lanes, bus only streets or giving buses priority at junctions within the system.

Policy t4 - Pontyclun to Beddau railway line

LAND WILL BE PROTECTED TO SAFEGUARD THE POSSIBLE PROVISION OF A PASSENGER RAIL SERVICE BETWEEN PONTYCLUN AND BEDDAU WITH STATIONS AT OR NEAR: COWBRIDGE ROAD, TALBOT GREEN; CARDIFF ROAD, SOUTHGATE; LLANTRISANT ROAD, GWAUN MISKIN; PARISH ROAD, TYNANT.

8.32 Although reopening of this line to passenger services is not programmed, patronage estimates that have been made indicate that in the future a favourable climate may exist for its introduction. In the meantime it will be necessary to ensure that no development takes place that prejudices this possibility. This applies to both the track alignment and to the proposed station sites for Talbot Green, Llantrisant, Gwaun Miskin and Beddau.

Policy t5 - other new stations

LAND WILL BE SAFEGUARDED FOR THE POSSIBLE PROVISION OF NEW PASSENGER RAILWAY STATIONS AT THE FOLLOWING LOCATIONS:

1. GLYNCOCH;
2. LLANHARAN;
3. PONTYPRIDD NORTH (GOODS YARD SITE).

8.33 These proposed stations have wide population catchment areas. They would encourage greater use of the railway, especially for commuting and would aid the promotion of railway services within the plan area. Their possible implementation will be kept under review and land safeguarded for their construction.

Policy t6 - bus/rail interchange, Pontypridd

LAND WILL BE SAFEGUARDED FOR POSSIBLE PROVISION OF A BUS AND RAIL INTERCHANGE FACILITY AT THE GOODS YARD/BUS STATION AREA, PONTYPRIDD.

8.34 With the potential for improved frequencies on the rail services to Aberdare and Merthyr Tydfil, a new station at the Goods Yard site becomes increasingly attractive. This could form a public transport interchange acting as a focal point within the plan area for bus and rail services. This would further assist in the promotion of public transport in the plan area.

Policy t7 - Park and Ride

LAND WILL BE SAFEGUARDED FOR THE POSSIBLE PROVISION OF NEW OR EXTENDED PARK AND RIDE FACILITIES AT:

In the Llantrisant policy area:

1. PONTYCLUN;

In the Pontypridd policy area:

2. TREForest;
3. NANTGARW - UPPER BOAT;
4. TAFFS WELL.

8.35 As part of the improvement to the A470(T) corridor, a large strategic park and ride site needs to be identified in the Nantgarw and/or Upper Boat area (t7.3). It would form part of a package to encourage commuters to use public transport, and help ease the congestion problems that currently exist along this corridor. To have any significant impact, a large site would need to be provided with a high speed, high frequency rail service from Pontypridd direct to the centre of Cardiff. There is also a need to integrate bus services with the rail service, encourage timetabled connections and promote through-ticketing.

8.36 The sites at Pontyclun (t7.1), Treforest (t7.2), and Taffs Well (t7.4) have a wide population catchment area. As part of the overall package to improve rail patronage, additional park and ride facilities at existing and proposed stations will need to be provided. This will also help to alleviate problems associated with existing rail users parking in nearby residential streets. The park and ride car parks need to be of a high standard, incorporating such measures as closed circuit television to promote security.

Disused railway lines

8.37 The remaining disused railway lines in the plan area provide the opportunity of being utilised as corridors of movement, in accord with recommendations in PPG12 (Wales), which stress that authorities should ensure that disused lines are available for transport uses in the future. As well as their original uses, such routes may serve as cycleways, pedestrian paths or bridleways.

8.38 The retention and development of these routes will ensure flexibility in so far as alternative use of future transport modes could be practicable in the long term, such as an extension to the passenger rail network or provision of a new road alignment. An analysis of the various benefits of each will need to be considered to determine the most appropriate option.

Policy t8 - rear servicing

REAR OR BASEMENT SERVICING WILL BE REQUIRED IN NEW DEVELOPMENT IN PONTYPRIDD CENTRAL SHOPPING AREA (S5.11)

INCLUDING THE GAS ROAD/TAFF VALE PRECINCT SITE (S1) AND THE CO-OPERATIVE STORE SITE (S2).

8.39 This policy carries forward policy t4 of the Pontypridd Town Centre Local Plan. Rear servicing is normally only achievable with redevelopment and is highly desirable to reduce delivery traffic in pedestrian areas.

Policy t9 - environmental traffic measures

LAND WILL BE IDENTIFIED FOR THE POSSIBLE PROVISION OF TRAFFIC MEASURES TO IMPROVE THE ENVIRONMENT OF THE FOLLOWING TOWN CENTRES:

In the Llantrisant policy area:

1. LLANTRISANT;
2. PONTYCLUN;
3. LLANHARAN;
4. CHURCH VILLAGE.

8.40 This policy applies to areas labelled "t9" on the Proposals Map. Following the completion of the highway schemes outlined in policy t1, considerable scope will exist for upgrading the environment of town centres. Pedestrianisation, increasing footway widths, attractive highway surface treatment, street furniture and tree planting combined with traffic calming, and traffic regulation and urban traffic control will all be considered so as to make the areas more attractive for shopping and recreation and encourage greater use of the bypasses. Talbot Green has been deleted from the policy as the improvements have been carried out.

Policy t10 - pedestrianisation, Pontypridd Town Centre

PARTS OF TAFF STREET, MILL STREET AND HIGH STREET, PONTYPRIDD WILL BE PEDESTRIANISED.

8.41 This policy applies to the streets labelled "t10" on the Proposals Map inset. Pontypridd Town Centre Local Plan contained a proposal to pedestrianise parts of Taff Street, Mill Street and High Street. Policy t10 carries this forward, extending the present scheme whereby traffic is excluded from Market Street and Church Street between 11 a.m. and 4 p.m. and where substantial environmental improvements have been carried out. The scheme is highly desirable in terms of improving the shopping environment.

Policy t11 - pedestrian routes in Pontypridd Town Centre

IN PONTYPRIDD TOWN CENTRE, THE FOLLOWING PEDESTRIAN ROUTES WILL BE MAINTAINED AND PROVIDED:

1. BETWEEN MILL STREET AND FOUNTAIN ISLAND, VIA THE MARKET;
2. BETWEEN THE CATHERINE STREET CAR PARK, THE CO-OPERATIVE STORE SITE AND MARKET SQUARE;
3. BETWEEN FOUNTAIN ISLAND AND BRIDGE STREET VIA THE GAS ROAD/TAFF VALE SITE AND YNYSANGHARAD PARK;
4. BETWEEN TAFF STREET AND YNYSANGHARAD PARK VIA THE EXISTING FOOTBRIDGE AND A NEW FOOTBRIDGE TO THE SWIMMING POOL;
5. ON THE WEST BANK OF THE TAFF BETWEEN BRIDGE STREET AND THE EXISTING FOOTBRIDGE.

8.42 This proposal is designed to achieve a network of pleasant and convenient pedestrian routes both within the central shopping area and through to Ynysangharad Park, which historically has not been integrated with the Town Centre. Policy t11.5 will need to be constructed in association with flood defence works. This proposal carries forward policy t8 of the Pontypridd Town Centre Local Plan. The routes are shown on the Proposals Map and inset.

Policy t12 - cyclepaths

THE EXISTING NETWORK OF CYCLEPATHS AND COMMUNITY ROUTES WILL BE EXTENDED, INCLUDING THE FOLLOWING:

In the Llantrisant and Tonyrefail policy areas:

1. TALBOT GREEN TO THOMASTOWN;

In the Pontypridd policy area:

2. GYFEILLION TO LLANWONNO;
3. TAFF TRAIL EXTENSION NORTH OF CILFYNYDD;
4. TAFF TRAIL EXTENSION GLYNTAFF TO TOWN CENTRE;
5. SOUTH OF UNIVERSITY OF GLAMORGAN;
6. THREE CASTLES ROUTE EXTENSION EAST OF NANTGARW;

7. TY RHIW TO NANTGARW;

8. NANTGARW EMBANKMENT TO MOY ROAD.

8.43 Cyclepaths are so called as they are designed for both cycling and walking. "Community routes" are safe, traffic-free cyclepaths, with access for wheelchairs, which provide both communication and opportunities for recreation, leisure and tourism. They enable people to travel free from congestion and pollution, and without producing "greenhouse gases". Substantial progress has been made in construction of the Taff Trail between Cardiff and Brecon with a link to Rhondda Heritage Park. The success of the existing infrastructure depends on closing "missing links" and provision of local links to form a useful network. Disused railways often provide the most suitable routes for cyclepaths. To extend the network, considerable research is needed into the availability and potential usage of disused railway lines and other possible routes. Policy t12 only includes current proposals, which tend to give priority to urban rather than cross-country routes, as urban routes have greater usage. Areas for further research include:

1. Brynna to Pencoed, Wern Tarw and Brynmenyn;
2. Upper Ely Valley;
3. Cwm Ogwr Fach;
4. Ely Valley to Taff Vale;
5. Pontypridd Town Centre;
6. Darren Ddu Road/Lan Farm, Pontypridd;
7. Taffs Well industrial zone;
8. Ty Rhiw to Penrhos.

8.44 The proposals in policy t12 are shown on the Proposals Map. The Talbot Green to Thomastown route will provide a safe alternative to the A4119 travelling between the substantial settlements of Tonyrefail and the Llantrisant area. Gyfeillion to Llanwonno is part of a strategic route connecting the Taff Trail to routes in West Glamorgan. The Taff Trail extensions are to close missing links in this strategic route. The University proposal is the first part of a plan to link the University to the Taff Trail. East of Nantgarw is a missing link between the three castles (Cardiff, Castell Coch and Caerphilly). The Ty Rhiw proposal is a local link to the Taff Trail, implementation of which depends on the Rockwood land reclamation scheme (policy en62). The Nantgarw embankment to Moy Road route is also linked to a land reclamation scheme involving landscaping the old railway formation.

9. Parking

9. PARKING

Government Guidance

9.1 Planning Guidance (Wales) - First Revision warns that provision of car parking is a major influence on people's choice of means of transport and on the pattern of development. Therefore policies for parking provision should support sustainable policies for transport and the location of development. Authorities are advised that their parking standards should be kept in line with these policies. Parking strategies of neighbouring authorities should be consistent. Provision of off-street parking and the control of on-street parking is the responsibility of the County Borough Council.

Structure Plan Context

9.2 Structure Plan policies require new development to include appropriate operational and non-operational parking. However in town centres, non-operational parking should not be within the curtilage of new development, and developers are required to contribute to the provision of off-street parking needed to assist the vitality, attractiveness and viability of the town centre and to relieve the streets of parking.

Local Plan Context

9.3 Pontypridd Town Centre Local Plan contained proposals to increase car parking to serve the Town Centre. Taffs Well Local Plan contained proposals for car parks at the Rockwood site and to extend the "park and ride". Other local plans contained general policies for providing off-street and countryside parking where feasible.

Local Plan Objectives

9.4 The environmental issues raised by car parking need to be reconciled with the competing claims of economic development and personal freedom. Very few parts of Taff Ely have been developed to meet the current demand for parking, consequently some residential streets are congested with parked cars and there is a perception that Pontypridd Town Centre is suffering from a lack of convenient car parking. Yet there is an argument that providing extra capacity for parking only encourages more use of cars, causing more highway congestion and environmental pollution. Also, the effect of large car parks on the character and amenity of their surroundings, especially large surface car parks, can often be unacceptable. Therefore, the objective of the Local Plan parking policies is to make provision for short stay parking for shoppers and visitors, in preference to long stay parking for employees. This approach will support the vitality of the town centre, whilst limiting growth in peak hour congestion and pollution. Implementation of this strategy requires operation of parking charges to deter long stay parking in the car parks closest to the central shopping area. This charging regime itself is outside the scope of the Local Plan: the policies deal with the land use aspects of the strategy.

9.5 The objectives are:

1. The provision of sufficient car parking for shoppers and other visitors to Pontypridd Town Centre within five minutes walk of the central shopping area and as close as possible to major new developments, in off-street public car parks with good road access;
2. The provision of sufficient car parking to serve the other central shopping areas and residential areas where environmentally acceptable opportunities arise;
3. The control of problems caused by on-street parking in residential areas.

POLICIES FOR PARKING

Policy p1 - public off-street parking for Pontypridd Town Centre

IT IS PROPOSED TO CONSTRUCT NEW CAR PARKS IN THE FOLLOWING LOCATIONS:

1. ST. CATHERINE'S CORNER (MULTI STOREY)
2. PONTYPRIDD DAY CENTRE SITE (MULTI-STOREY, CARS ONLY) SUBJECT TO ADVANCE PROVISION OF AN IMPROVED REPLACEMENT DAY CENTRE AND SUBJECT TO NO VISUAL INTRUSION IN YNYSANGHARAD PARK
3. GOODS YARD FURTHER EXTENSION (SURFACE; CARS ONLY)

THE FOLLOWING EXISTING CAR PARKS SHALL REMAIN AVAILABLE FOR PUBLIC CAR, LORRY AND COACH PARKING AS SPECIFIED:

4. BERW ROAD (CARS ONLY)
5. GOODS YARD (INCLUDING COACH PARKING WITHIN THE ORIGINAL AREA, SUBJECT TO SATISFACTORY ACCESS AND EGRESS)
6. SARDIS ROAD (INCLUDING COACH AND OVERNIGHT LORRY PARKING)

9.6 Policy p1 combines and carries forward proposals p1, p2, p3, and p7 of Pontypridd Town Centre Local Plan. The proposal for the Pontypridd Day Centre site is to serve Ynysangharad Park and the redevelopment of the Gas Road/Taff Vale Precinct site (policy s1), and will be part of an improvements programme involving construction of new sports pavilions, an improved

children’s play area, traffic control, floodlighting and signposting. A replacement for the swimming pool is still outstanding (policy r1). Convenient parking will enable the elderly, disabled and families with children to enjoy the Park more easily. It would be useful during major events in the Park in summer time. It is an opportunity to improve the facilities for the elderly currently provided at the present Day Centre. Access from Bridge Street would avoid the pedestrian routes and mature trees. A proposal for a temporary car park at the railway station has been deleted following completion of a refurbishment scheme.

9.7 The following table illustrates the importance of policy p1 in numerical terms.

Car park capacities (number of car spaces) at:

	<i>January 1990</i>	<i>January 1992</i>	<i>January 1994</i>	<i>August 1995</i>	<i>Policy p1 1993</i>	<i>Policy p1 1995</i>	<i>Policy p1 2000</i>
Gas Road site	0	130	130	209)	450	450	0
Taff Vale Precinct	175	175	175	161)			
Berw Road	207	207	207	207	207	207	207
Goods Yard	222	272	339	347	412	417	417
Catherine Street	0	46	46	40	450	450	450
Millfield site	60	60	0	0	0	0	60
Sardis Road	580	580	226	310	464	310	310
The Broadway	135	135	0	0	0	0	0
Railway Station	0	0	0	0	60	60	0
Day Centre	0	0	0	0	0	150	450
TOTAL	1379	1605	1123	1274	2043	2044	1894

9.8 The table shows that:

1. between 1990 and 1992, 226 extra car parking spaces were created, anticipating that spaces would be lost for construction of the relief road;
2. between 1992 and 1994, there was a net loss of 482 spaces due to the roadworks, which resulted in a shortage of spaces on market days;
3. between 1994 and 1995, there was a net gain of 151 spaces through reinstatement and reorganisation of car parks;
4. between 1993 (the consultation draft) and 1995 (the deposit draft), the original estimate for Sardis Road capacity as reinstated proved overoptimistic;

5. between 1995 and 2000, the plans for the Gas Road/Precinct redevelopment and the Day Centre site were changed from 450 spaces off Taff Street and 150 spaces on the Day Centre site to 450 spaces on the Day Centre site alone; also, the temporary Station site is no longer available, but the Millfield car park has been reinstated;
6. policy p1 now allocates land capable of increasing the 1995 car parking provision by 620 spaces. The total proposed represents an increase over the 1990 figure of almost 40%.

Policy p2 - short term parking

PRIORITY WILL BE GIVEN TO SHORT TERM PARKING IN THE CAR PARKS MOST CONVENIENTLY LOCATED FOR THE SHOPS.

9.9 The purpose of this policy is to reserve parking closest to shops for shoppers, who need short-term parking as distinct from all day parking required by employees. The less central car parks are more appropriate for all day parking, and in Pontypridd, for market vehicles. This policy relates to the parking strategy referred to in paragraph 9.4.

Policy p3 - parking for disabled persons

PRIORITY WILL BE GIVEN TO THE NEEDS OF DISABLED PERSONS WHERE PARKING PROPOSALS ARE UNDER CONSIDERATION.

9.10 This policy is intended to be applied whenever parking provision for existing or new development is being designed. As well as increased dimensions for spaces, routes from parking spaces to premises need careful consideration in terms of potential obstacles, surface materials, slope and distance. In Pontypridd, consideration will be given to operating a Shopmobility scheme to enhance the accessibility of town centre facilities for wheelchair users, in conjunction with the new car park developments.

Policy p4 - provision of parking in new development

ADEQUATE PROVISION OF OFF-STREET PARKING WITHIN THE CURTILAGE OF NEW DEVELOPMENT WILL BE REQUIRED. IN LOCATIONS SUCH AS THE CENTRAL SHOPPING AREAS DEFINED BY POLICY S5, WHERE IT IS NECESSARY OR PREFERABLE TO MAKE OFF SITE PARKING PROVISION TO SERVE NEW DEVELOPMENT, THE PLANNING AUTHORITY WILL EXPECT DEVELOPERS TO ENTER INTO OBLIGATIONS TO MAKE SUCH PROVISION.

9.11 The purpose of the policy is to prevent creation or exacerbation of problems of congestion and nuisance caused by on-street parking in and around new development. "Adequate provision" will be assessed according to

parking guidelines adopted for this purpose by the Authority - see appendix 11. The policy recognises that in shopping areas, it may be undesirable or impossible to attract traffic movements into new developments, in which case developers must make off-street parking available away from their site. This may take the form of a financial contribution towards a capital scheme.

Policy p5 - provision of off-street parking

MEASURES WILL BE TAKEN TO REDUCE ON-STREET PARKING IN BUILT-UP AREAS, SUCH AS PROVISION OF OFF-STREET CAR PARKS. PROPOSALS INCLUDE EXTENSION OF TAFFS WELL STATION PARK AND RIDE, AND A CAR PARK FOR FACTORIES AT ROCKWOOD, TAFFS WELL.

CAR PARKS SITED TO IMPROVE RECREATIONAL ACCESS TO THE COUNTRYSIDE WILL BE PERMITTED, SUBJECT TO A MAXIMUM CAPACITY OF TEN CARS PER CAR PARK, AND TO UNOBTRUSIVE SITING. PROPOSALS INCLUDE A CAR PARK AT ROCKWOOD, TAFFS WELL.

9.12 Comparison of the 1981 and 1991 census data reveals that the proportion of households in the former Taff Ely Borough with use of at least one car has risen from 64% to 70% over the ten years. Overall, out of a total of about 36,000 households, some 25,000 had access to some 35,000 cars in the former Borough in 1991. The purpose of this policy is to abate congestion and disturbance caused by on-street parking in built up areas not designed for current levels of car use, and to provide parking where there is a demand or opportunity for informal, quiet recreation in the countryside.

9.13 The former Borough Council had a programme for construction of small car parks or lay-bys in housing areas throughout the plan area. Back lane improvements may also provide vehicular access for parking at the back of houses. The Council may introduce measures to restrict on-street parking such as waiting limits and residents parking schemes, and may construct off-street car parks.

9.14 The policy refers to proposals in the Rockwood land reclamation scheme at Taffs Well. Implementation depends on the scheme being financed by the Welsh Development Agency.

9.15 Treforest is an area with particular problems of on-street parking, associated with the University. The research referred to in paragraph 3.34 revealed that many streets have on-street parking to more than 70% of their capacity, even in vacation times. No opportunities to provide off-street car parks were suggested, although the report noted that Cardiff City Council had success in resisting further development without off-street parking where on-street parking exceeds 70% capacity.

Policy p6 - cycle parking

SAFE AND CONVENIENT FACILITIES FOR CYCLE PARKING WILL BE SOUGHT IN NEW DEVELOPMENT FOR BUSINESS, INDUSTRY, RETAILING, COMMUNITY, EDUCATION (INCLUDING STUDENT ACCOMMODATION), RECREATION, TOURISM AND PUBLIC TRANSPORT.

9.16 Cycle parking provision will be encouraged in a wide range of development in order to promote increased use of an environmentally friendly alternative mode of transport. Planned cycle parking would be attractive and secure for cyclists and would avoid conflict with pedestrians.

10. Utilities

10. UTILITIES

Government Guidance

10.1 Planning Guidance (Wales) Planning Policy - First Revision section 8.7 advises that infrastructure capacity and the need for new facilities should be taken into account in plans. Plans should consider both siting requirements of utility providers and the environmental effects. Section 8.8 recommends use of criteria-based policies to facilitate growth in telecommunications whilst taking full account of the environmental effects. Section 13 supports the growth of renewable energy sources where economically attractive and environmentally acceptable. Both local environmental impact and global contribution to reduction of greenhouse gas production should be considered. Section 14 concerning waste advises that top priority should be given to waste reduction, followed by re-use, recovery and safe disposal in that order. The proximity principle is interpreted to mean that Wales should treat or dispose of all the waste it produces. Section 15.3 advises that plans should include policies to control development in potential flood areas. Flood defences should be provided in development in areas of risk.

Structure Plan Context

10.2 The Structure Plan contains policies for renewable energy, telecommunications, utility networks and water quality.

10.3 Renewable energy facilities, including wind farms, are directed away from the National Parks, heritage coasts and sites for nature conservation value by policy U1. Policy U2 sets out criteria for evaluation of such proposals elsewhere.

10.4 For telecommunication installations, policy U3 gives criteria for evaluation of proposals in the countryside.

10.5 Utility networks, including electricity lines and gas mains are subject to principles in policy U4 to minimise their impact on the landscape. Policy U5 seeks to protect water resources. Policy U6 promotes the best use of existing utility services by directing development to where utility provision is most feasible.

10.6 Policies for waste disposal sites in the 1989 version of the Structure Plan were not carried forward into the current Structure Plan. The Local Plan policies are designed to meet the need for guidance.

Local Plan Context

10.7 Utility providers were consulted in the preparation of the old Local Plans produced or updated in 1991/92 (paragraphs 1.47 to 1.54). With little new development being proposed beyond existing commitments, few difficulties were anticipated with provision of water, sewerage, sewage

treatment, electricity, gas and telephone services. As this Local Plan still proposes very few new major land releases, this situation still applies in general.

Local Plan Objectives

10.8 These are:

1. the co-ordination of development with provision of infrastructure for disposal and treatment of sewage and supply of water, electricity, gas and telephone services, compatible with protection of the environment;
2. the location of new development free from flooding and without causing flooding elsewhere;
3. adequate provision of waste disposal facilities to high environmental standards;
4. provision of wind power generation and telecommunications apparatus consistent with environmental constraints.

POLICIES FOR UTILITIES PROVISION

Policy u1 - water supplies

NEW DEVELOPMENT WILL ONLY BE PERMITTED WHERE WATER CAN BE SUPPLIED BY GRAVITATION. WHERE A DEVELOPMENT REQUIRES OFF-SITE WORKS, FOR EXAMPLE, TO SUPPLY A LARGE CONSUMER OF WATER, THE AUTHORITY WILL REQUIRE EVIDENCE THAT ARRANGEMENTS HAVE BEEN MADE TO SECURE A WATER SUPPLY.

COMMENTS ON ROUTING OF WATER MAINS WILL SEEK THE LEAST POSSIBLE ENVIRONMENTAL IMPACT OF NEW MAINS LAYING, PAYING PARTICULAR ATTENTION TO TREES AND WOODLANDS, WHILST HAVING REGARD TO TECHNICAL AND ECONOMIC CONSIDERATIONS

10.9 Dwr Cymru Welsh Water have advised that the developments proposed in the Local Plan can be supplied with water, although many of the larger housing, business and industrial land allocations will require off-site works to connect "to a point of adequacy" on the existing mains. These are likely to entail significant costs for the developers of housing sites at Cefn yr Hendy (h1.20), Brynteg Park - Manor Chase (h1.27), and Crown Hill South West (h1.28). Dwr Cymru Welsh Water is not obliged to supply development at an altitude where pumping would be necessary. For example, in Taffs Well, that would mean sites above the 70m contour. In practice development at that height is restricted by policies for the environment, but should any such scheme be approved, arrangements under the Water Act 1989 would be required to ensure that a supply of water is provided. Dwr Cymru Welsh Water will continue to invest in refurbishment of water supply infrastructure.

Developers of premises requiring process water or other special supplies are advised to contact Dwr Cymru Welsh Water at the earliest possible stage.

10.10 The former National Rivers Authority (now part of the Environment Agency Wales) published its "Policy and Practice for the Protection of Groundwater" in 1992. The aim is to protect the quality of groundwater and to conserve its use for water resources. The policy states that objections will be made to planning applications where proposals would have adverse effects on groundwater flows, levels or quality. This is expressed in the Local Plan as policy en8. Normally such proposals would include minerals extraction (relevant to the Minerals Local Plan - paragraphs 1.55 to 1.57), landfill (policy u12) reclamation or redevelopment of derelict or contaminated land (policies en62 to 64).

Policy u2 - sewerage and sewage treatment

ALL NEW DEVELOPMENT WILL BE REQUIRED TO CONNECT TO MAIN SEWERS WHERE SUFFICIENT CAPACITY TO SERVE THE PROPOSALS EXISTS. WHERE THIS IS NOT POSSIBLE (OR IN THE CASE OF CERTAIN TRADE DISCHARGES, UNACCEPTABLE), ON-SITE SEWAGE TREATMENT WILL BE REQUIRED.

PRIVATE TREATMENT WORKS WILL BE PERMITTED SUBJECT TO THEIR UNOBTRUSIVE SITING, AND THERE BEING NO DETRIMENT TO THE AMENITY OF DWELLINGS OR FACILITIES FOR COMMUNITY OR LEISURE USE OR TO THE WATER ENVIRONMENT.

WHERE A DEVELOPMENT REQUIRES OFF-SITE DRAINAGE WORKS, THE AUTHORITY WILL REQUIRE EVIDENCE THAT ARRANGEMENTS HAVE BEEN MADE TO SECURE SEWAGE DISPOSAL.

COMMENTS ON ROUTING OF SEWERS WILL SEEK THE LEAST POSSIBLE ENVIRONMENTAL IMPACT OF NEW SEWER LAYING, PAYING PARTICULAR ATTENTION TO TREES AND WOODLANDS, WHILST HAVING REGARD TO TECHNICAL AND ECONOMIC CONSIDERATIONS.

10.11 Substantial efforts have been made by Dwr Cymru Welsh Water, their predecessor bodies and their Agents to renew the sewerage infrastructure, particularly in the western part of the plan area. The Llantrisant area drains to the Rhiwsaeson and Coslech sewage works, while Llanharan drains to Merthyr Mawr. Tonyrefail drains to the recently improved Dyffryn Isaf treatment works north west of the Royal Mint. All these systems have been designed to accommodate only the developments currently envisaged. Developers with proposals likely to generate large volumes or abnormal discharges are advised to make enquiries of Dwr Cymru Welsh Water at the earliest possible stage. Private works will be subject to statutory design criteria and to satisfactory standards of discharges to watercourses. The Authority will consult the Environment Agency Wales to ensure that any proposed soakaways or discharges to watercourses are environmentally acceptable

10.12 The Taff Valley drains into the Ystrad Dyfodwg and Pontypridd sewer ("the Y and P"), which requires upgrading or renewal to prevent persistent pollution of the Taff. An investigation is necessary before proposals can be prepared. The Cynon and Cilfynydd treatment works north of Pontypridd accept sewage from areas outside the plan area and operate satisfactorily.

Policy u3 - sewerage improvements

THE FOLLOWING SEWERAGE IMPROVEMENTS ARE PROPOSED:

In the Llantrisant policy area:

1. EFAIL ISAF LINK TO RHIWSAESON TRUNK SEWER;
2. LLANHARRY LINK TO COSLECH TRUNK SEWER;
3. MWYNDY COTTAGES LINK TO COSLECH TRUNK SEWER.

10.13 These sewer links are the last of a series of lines to be laid following the recent construction of the trunk sewer from Rhiwsaeson to the Coslech treatment works. They replace small temporary works, and the routes are shown on the Proposals Map by a broken blue line.

Policy u4 - surface water drainage

DEVELOPMENT THAT IS LIKELY TO INCREASE FLOOD RISK DUE TO ADDITIONAL SURFACE WATER RUN-OFF WILL ONLY BE PERMITTED SUBJECT TO INCLUSION OF MEASURES TO RESTRICT SURFACE WATER FLOWS TO EXISTING LEVELS.

10.14 The Planning Authority and the Environment Agency Wales fully recognise the importance of natural watercourses for essential land drainage and for their amenity value. Many watercourses including the rivers Taff and Ely are scheduled as Statutory Main Rivers. This confers a duty on developers to obtain the formal consent of the Environment Agency Wales for any works, in, or under the watercourse, or within 7 metres of the base of any flood bank or wall, or where there is no flood bank or wall, within 7 metres of the top of the river bank. The Environment Agency Wales monitor planning applications in order to alert the Planning Authority and developers to schemes where this requirement may apply.

10.15 Policy u4 addresses the problem where development of greenfield sites reduces the land's ability to absorb rainfall. Surface water flows during rainfall are often greater than the capacity of watercourses or surface water or combined sewers in older urban areas, giving rise to floods. This can be avoided by including measures in development to store surface water and control its release (i.e. mitigation works).

Policy u5 - limitation of river flood damage

DEVELOPMENT (INCLUDING THE INTENSIFICATION OF EXISTING DEVELOPMENT) WILL NOT BE PERMITTED ON SITES LIABLE TO FLOOD WHERE RISK TO LIFE OR PROPERTY WOULD RESULT. CONSTRUCTION OF BUILDINGS TO MINIMUM FLOOR LEVELS MAY BE REQUIRED TO AVOID FLOOD DAMAGE.

DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD RESULT IN LOSS OF FLOOD PLAIN CAPACITY. DEVELOPMENT IN FLOOD PLAINS WILL BE PERMITTED ONLY SUBJECT TO INCLUSION OF FLOOD PROTECTION MEASURES AND RIVER WORKS AT LEAST SUFFICIENT TO COMPENSATE FOR LOSS OF FLOOD PLAIN.

10.16 The Valleys topography is such that the rivers naturally rise and fall very quickly. Narrow flood plains have been further restricted by urban development requiring scarce flat land. Development generally has increased surface water flows causing rivers to rise still more rapidly. Periodically the rivers flood and sewers surcharge, causing damage, loss and distress for residents and businesses. The Environment Agency Wales may construct floodwalls and embankments to protect existing built-up areas where there is a known flood risk. However, this is subject to stringent cost-benefit criteria being satisfied.

10.17 Policy u5 restricts new development of sites liable to flood and on flood plains. Llantrisant Local Plan identified such areas on the Proposals Map. However, up-to-date information was not available to show on this plan's Proposals Map. The Environment Agency Wales monitor planning applications and will advise on whether proposals will be subject to flood risk or likely to cause flooding elsewhere, and on whether there are any measures which could be subject to conditions on permissions or section 106 planning obligations to allow development to proceed.

Policy u6 - energy generation by wind power

PROPOSALS FOR WIND POWER PLANT WILL BE PERMITTED PROVIDED THAT, HAVING TAKEN INTO ACCOUNT EXISTING AND OTHER PROPOSED SCHEMES, THERE WOULD BE NO UNACCEPTABLE DETRIMENT TO THE FOLLOWING:

1. THE VISUAL QUALITIES OF THE LANDSCAPE;
2. THE USE OF LAND FOR AGRICULTURE, FORESTRY OR TELECOMMUNICATIONS;
3. THE VALUE OF LAND FOR ARCHAEOLOGY, HISTORY, NATURE CONSERVATION OR LOCAL AMENITY;
4. RESIDENTIAL AMENITIES;

5. THE WATER ENVIRONMENT.

REMOVAL OF REDUNDANT PLANT WILL BE REQUIRED.

10.18 Wind energy proposals require a balance to be found between the need to reduce fossil fuel consumption and the need to protect the countryside. Wind power can only be generated where wind speeds are high enough. Only relatively small parts of the plan area experience wind speeds in excess of 7.5m/sec. Twenty turbines have been erected on two ridges south of Gilfach Goch, although from most viewpoints fewer than twenty are visible.

10.19 In assessing the impact of wind energy proposals on the visual qualities of the landscape, the Authority will take into consideration the design guidelines produced in 1994 by Landscape Design Associates for the Standing Conference on Regional Policy in South Wales. The report defines categories of the landscape according to the topographic characteristics of each category. Criteria and guidelines are given for the siting of windfarms in the various topographic types.

10.20 Three of the fourteen landscape character areas in South Wales are represented in Taff Ely: dissected plateau (northern parts of the plan area, north of Llantrisant); coalfield plateau southern edge (south west); and wooded lowland (central southern and south east).

10.21 The following is a summary of the guidance given for the range of topographic types that are found in the above three landscape character areas.

10.22 Rolling or dissected lowland: less than 20 turbines arranged in small clusters or irregular groups could be acceptable on low ridges, reclamation sites or possibly on urban fringes.

10.23 Steep valley sides and escarpments: less than 10 turbines arranged in clusters could be acceptable below ridgelines and avoiding built-up areas and locally important landscapes.

10.24 Broad open hill slopes: less than 20 turbines set in lines or irregular groups below ridgelines and horizons, possibly on reclamation sites, could be acceptable if darker colours are used.

10.25 Forested upland/plateau: less than 20 turbines in lines or irregular groups avoiding settlements and important views could be acceptable if screening by trees is maintained.

10.26 Open upland/plateau and broad ridges: larger windfarms in lines or irregular groups could be sited away from urban areas, escarpment edges, elevated valley shoulders, scenic and historic sites, where plantations screen the plateau sites from urban areas.

10.27 Narrow ridges: less than 20 turbines arranged only in clusters could be acceptable away from skylines over urban areas.

10.28 Rounded hilltops and forested valley sides generally are not considered suitable for windfarms in visual terms.

10.29 The various types of valley topography which characterise the Taff Ely landscape areas are of course impractical for windfarms because of their shelter from wind.

10.30 Although environmental impact assessment of wind power proposals is not mandatory in statutory terms, the Authority considers that all but the smallest proposals are likely to give rise to significant environmental effects. Therefore, developers are advised that environmental impact assessment of wind farm proposals will be required in most cases. Environmental impact assessments to accompany planning applications for windfarms should deal with the five criteria in the policy. The Countryside Council for Wales and the Environment Agency Wales request involvement in the preparation of such assessments.

Policy u7 - non-wind renewable energy generation

PROPOSALS FOR RENEWABLE ENERGY GENERATION (OTHER THAN FOR WINDFARMS) WILL BE PERMITTED PROVIDED THAT PLANT IS:

1. LOCATED AND DESIGNED TO MINIMISE IMPACT ON THE ENVIRONMENT AND RESIDENTIAL AMENITY;
2. PROVIDED WITH SATISFACTORY ACCESS;
3. REMOVED WHEN REDUNDANT;
4. NOT SITED ON LISTED BUILDINGS; AND
5. NOT SITED IN CONSERVATION AREAS, WHERE IT WOULD BE VISIBLE FROM HIGHWAYS

10.31 This policy would apply to installations proposed to derive power from sewage sludge (at sewage treatment works), waste (on landfill sites), the sun (on roofs of buildings), water (on rivers, at weirs) and biomass (at willow or poplar plantations). Animal slurry digestion, poultry waste incineration and domestic refuse burning are not thought likely to be proposed in Taff Ely. Developers are advised to make early contact with the Countryside Council for Wales and the Environment Agency Wales.

Policy u8 - electricity supply

ALL NEW DEVELOPMENT WILL BE SUPPLIED BY MAINS ELECTRICITY.

NEW OR REPLACEMENT ELECTRICITY SUB-STATIONS ARE PROPOSED AT PONTYCLUN AND AT THE GAS ROAD/TAFF VALE PRECINCT SITE, PONTYPRIDD (POLICY S1).

COMMENTS ON ROUTEING OF TRANSMISSION LINES WILL SEEK:

1. THE LEAST POSSIBLE IMPACT OF NEW POWER LINES ON VISUAL AMENITIES, TREES AND WOODLANDS WITHIN THE TECHNICAL, ECONOMIC AND ENVIRONMENTAL CONSTRAINTS; AND
2. OPPORTUNITIES TO SIGNIFICANTLY RATIONALISE THE NETWORK OF OVERHEAD LINES.

10.32 SWALEC envisage no difficulty in supplying power to development proposed in the Local Plan. Supplies will be provided in response to firm enquiries and in accordance with normal commercial policies. The Company is committed to supporting the attraction of appropriate development to the plan area.

10.33 The new substations are part of the continuous programme of infrastructure improvements (the list is not exhaustive). Known locations of those listed are shown on the Proposals Map with a blue asterix. Where the Planning Authority have the opportunity to comment on proposed electricity lines, a balance will be sought between the competing constraints on powerline location. SWALEC is preparing a number of schemes in the Talbot Green/Pontyclun area, which when realised, will result in the net reduction in the amount of above-ground plant in the Taff Ely area.

Policy u9 - gas supply

GAS WILL BE SUPPLIED TO NEW AND EXISTING DEVELOPMENT WHEN SUFFICIENT DEMAND EXISTS.

COMMENTS ON ROUTEING OF GAS MAINS WILL SEEK THE LEAST POSSIBLE ENVIRONMENTAL IMPACT OF NEW MAINS LAYING, PAYING PARTICULAR ATTENTION TO TREES AND WOODLANDS, WHILST HAVING REGARD TO TECHNICAL AND ECONOMIC CONSTRAINTS.

10.34 British Gas Wales/Cymru saw no difficulty in meeting the demand for gas arising from the proposed development in the Local Plan. Investment has taken place to provide and improve supplies in the Pontypridd, Llanharan and Gilfach Goch areas. A trunk main has been laid from Nantgarw and Port Talbot through the south of the plan area.

10.35 Gas supply is an “optional” utility, but is given equal importance to other utilities in the Local Plan as it is a relatively clean source of energy. Gas burning produces much less sulphur dioxide than coal burning, although technological advances are expected to result in clean gas production from coal in the medium term.

Policy u10 - telephone services

ALL NEW DEVELOPMENT WILL BE SUPPLIED WITH TELEPHONE SERVICES AS REQUIRED. COMMENTS ON ROUTEING OF LINES WILL SEEK:

1. THE LEAST POSSIBLE IMPACT OF NEW TELEPHONE LINES ON VISUAL AMENITIES, TREES AND WOODLANDS WITHIN THE TECHNICAL, ECONOMIC AND ENVIRONMENTAL CONSTRAINTS; AND
2. OPPORTUNITIES TO SIGNIFICANTLY RATIONALISE THE NETWORK OF OVERHEAD LINES.

10.36 British Telecom South Wales advised that new development requiring telephone services can be supplied. Investment in modern switching technology is increasing the capacity of the system.

Policy u11 - telecommunications

PROPOSALS FOR TELECOMMUNICATIONS FACILITIES THAT REQUIRE PERMISSION WILL BE PERMITTED PROVIDED THAT:

1. THE SITE IS IN THE LEAST VISUALLY OBTRUSIVE POSITION POSSIBLE WITHIN ECONOMIC, LEGAL AND TECHNICAL CONSTRAINTS;
2. EQUIPMENT IS LOCATED ON BUILDINGS IN PREFERENCE TO THE COUNTRYSIDE WHENEVER TECHNICALLY FEASIBLE;
3. NEW TOWERS OR MASTS WILL NOT BE PERMITTED UNLESS EXISTING ONES ARE EITHER USED TO CAPACITY OR ARE NOT IN SUITABLE LOCATIONS;
4. CONDITIONS ON PERMISSIONS WILL REQUIRE REMOVAL OF REDUNDANT EQUIPMENT AS SOON AS PRACTICABLE;
5. EQUIPMENT ON BUILDINGS WILL ONLY BE PERMITTED IN THE TECHNICALLY FEASIBLE POSITIONS WHICH ARE LEAST OBTRUSIVE FROM STREET LEVEL;
6. EQUIPMENT ON BUILDINGS IN CONSERVATION AREAS AND ON LISTED BUILDINGS WILL NOT NORMALLY BE PERMITTED ON CHIMNEYS OR VISIBLE ROOF SLOPES;
7. NO EQUIPMENT WILL BE PERMITTED IF UNACCEPTABLE DETRIMENT TO TREES OR WILDLIFE INTERESTS WOULD RESULT;

8. NO EQUIPMENT WILL BE PERMITTED ON THE GRAIG, LLANTRISANT.

10.37 Telecommunications are subject to rapidly changing technology and commercial growth, which can be expected to lead to a demand for the installation of more equipment and more modern equipment. The Authority recognises the economic benefits of good communications for attracting business, and that telecommunications are “clean” in environmental terms. However, the visual effect of equipment on the landscape and townscapes is a legitimate cause for concern.

10.38 The hilltops are necessarily the only practical locations for some equipment, even though they fall within the special landscape areas defined by policy en5. Therefore policy u11 (covering masts and dishes) seeks to minimise the potential for clutter in these visually prominent positions. The Graig, Llantrisant is singled out for its particular prominence and its special relationship with historic Llantrisant, which led to its inclusion in the Llantrisant conservation area. The reference to roof slopes in conservation areas covers both front and rear slopes, as both are potentially visible, although normal planning control only covers roof slopes fronting highways. If necessary, the Authority will seek an “Article 4 direction” from the National Assembly for Wales to prevent obtrusive installations that would otherwise be permitted by the General Development Order.

10.39 The General Development (Permitted Development) Order grants permission for some installations, notably towers up to 15 metres from ground level, and a single antenna on dwellings.

Policy u12 - waste

PROPOSALS FOR WASTE RECYCLING AND DISPOSAL WILL BE PERMITTED PROVIDED THAT THERE WOULD BE:

1. NO UNACCEPTABLE EFFECT ON THE APPEARANCE OF THE LANDSCAPE;
2. NO LOSS OF ACCESS TO THE COUNTRYSIDE;
3. NO UNACCEPTABLE EFFECT ON AGRICULTURE, AND WHEREVER POSSIBLE, A BENEFICIAL EFFECT ON AGRICULTURE ULTIMATELY;
4. NO DETRIMENT TO SURFACE OR UNDERGROUND WATER QUALITY OR QUANTITY;
5. NO UNACCEPTABLE DETRIMENT TO SITES OF ACKNOWLEDGED WILDLIFE OR ARCHAEOLOGICAL INTEREST;
6. SATISFACTORY VEHICULAR ACCESS;

7. A PROGRAMME FOR PHASED WORKING, RESTORATION AND LANDSCAPING OF DISPOSAL SITES;
8. SATISFACTORY PROPOSALS FOR BENEFICIAL USE AND FOR MONITORING AND TREATMENT OF DISPOSAL SITES AFTER IMPLEMENTATION OF APPROVED RESTORATION AND LANDSCAPING;
9. NO UNACCEPTABLE DETRIMENT TO AIR QUALITY;
10. NO UNACCEPTABLE DETRIMENT TO THE AMENITIES OF ADJOINING LAND USES; AND
11. NO STERILISATION OF MINERALS OR OTHER MATERIAL ASSETS.

10.40 "Controlled" waste is defined in the Environmental Protection Act 1990 as household, industrial or commercial waste. "Special" waste means controlled waste so dangerous or difficult to treat, keep or dispose of that special provision is required for dealing with it. The Council as Planning Authority is required to have regard to any waste disposal plan for their area prepared under the Environmental Protection Act 1990. Taff Ely Waste Disposal Plan was approved in 1986 under earlier legislation and contains 15 "recommendations". Of these, the first is that the practice of landfill disposal should continue and that additional space for it be sought. The other recommendations concern matters such as fees and charges, which do not raise major issues for this Local Plan.

10.41 The Council has operated landfill sites at Trecastell, Llanharry; Fforest Uchaf, Pontypridd; Bute Cottages and Bute Quarry, Miskin. There are numerous privately operated sites that accept only inert waste.

10.42 Proposals had been prepared for a modern landfill operation on a 54 acre site at Penrhos, Nantgarw. However, these were rejected in 1991 principally for their effect on the landscape. Use of a smaller area (18 acres) in the same location has been investigated but also rejected, basically as it would not be large enough for economic operation.

10.43 The present situation is that there is no site identified for future landfill within the plan area. Therefore, waste will continue to be disposed of outside the area, by either private companies or by other local authorities waste disposal companies.

10.44 Policy u12 proposes no sites, but does set out principles by which to assess proposals involving waste, whether for depots or landfill sites, whether for public or private operation. The purpose of the policy is to ensure that planning permission is given only to sustainable schemes, not to those that simply store up problems for the future. There is an important requirement for monitoring and aftercare of landfill sites, to encourage good practice during operations and to ensure that early response is made to any problems such

as subsidence, leachate pollution, gas migration and landscaping failures. The policy builds on approved Structure Plan policies WD2 and WD3 (1989 version).

10.45 The Policy and Practice for the Protection of Groundwater (see para. 10.10 above) gives further detail on how the Environment Agency (Wales) expects to be involved in proposals for waste disposal by landfill. Apart from objecting to proposals which would lead to pollution of water, one key aspect of the Environment Agency role will be to require inclusion of measures for the monitoring and prevention of pollution in the scheme for after-care of sites required by policy u12.

10.46 Where land is contaminated or thought to be contaminated from waste disposal or other activities in the past, policy en64 would be applied to any proposals submitted.

10.47 Although environmental assessment of waste related proposals is not mandatory in statutory terms, the Authority considers that proposals for disposal of "controlled" and "special" waste are most likely to give rise to significant environmental effects. Therefore, developers are advised that environmental assessment of such proposals will be required in most cases.

Notifiable Installations

10.48 Under health and safety legislation, certain sites and pipelines are designated as "notifiable installations" by virtue of the quantities of hazardous substances stored or used. The siting of such installations is subject to planning controls, aimed at keeping them separated from housing and other land uses with which they might be incompatible from a safety viewpoint. In the event that proposals are received to develop such sites, the Planning Authority will seek and take account of advice from the Health and Safety Executive on the suitability of the development in relation to the risks that it may pose to the surrounding population.

10.49 The area covered by the local plan already contains a number of notifiable installations. Almost all of these are underground high-pressure gas transmission pipelines. Whilst they are subject to stringent controls under health and safety legislation, it is considered prudent to control the kinds of development permitted in their vicinity. For this reason the Planning Authority has been advised by the Health and Safety Executive of consultation distances around each of these installations. In determining whether or not to grant consent for a proposed development on land within these consultation distances, the Planning Authority will seek and take account of advice from the Health and Safety Executive about any potential risks to proposed developments from installations.

Appendix 1

Green Wedges (policy en4)

<i>Number</i>	<i>Location</i>	<i>Purpose</i>
GW 1	Gilfach Goch (Hendreforgan) - Tonyrefail (Parc Eirin)	to protect the integrity of the southern edge of Gilfach Goch
GW 2	Gilfach Goch (Hendreforgan) - Tonyrefail (Trane Farm)	to prevent coalescence on the north side of Gilfach Road
GW 3	Tonyrefail (Parc Eirin - Ty'n-y-bryn - Thomastown)	to maintain a green wedge between the distinct built-up areas
GW 4	Tonyrefail (Coed Ely)	to maintain a green wedge between the proposed industry and residential areas
GW 5	Edmondstown - Trebanog	to prevent coalescence of the continuously built up areas of Edmondstown and Trebanog Note: GW 5 forms a small part of SLA 3
GW 6	Tonyrefail - Trebanog	to protect the northern fringe of Tonyrefail to prevent coalescence of Tonyrefail and Trebanog Note: GW 6 overlaps with a small part of SLA 5
GW 7	Llanharry (Elms Farm) - Brynsadler	to prevent coalescence of Llanharry and Brynsadler
GW 8	Pontyclun - Miskin	to prevent coalescence on the south side of the B4264 to protect the western fringe of Miskin Village Note: GW 8 forms a small part of SLA 21
GW 9	Pontyclun - Talbot Green (Coed yr Hendy)	to preserve the separate identities of Pontyclun and Talbot Green Note: GW 9 substantially overlaps SLA 11
GW 10	Talbot Green - Ynysyplwm (Talbot Green Golf Course)	to prevent coalescence of Talbot Green with the Ynysyplwm industrial/hospital area
GW 11	Llantrisant - Beddau (Brynteg)	to prevent the coalescence of Llantrisant and Beddau (Brynteg) to maintain the separate identity of Llantrisant Note: GW 11 forms part of SLA 12

APPENDIX 1

<i>Number</i>	<i>Location</i>	<i>Purpose</i>
GW 12	Beddau (Tynant/Yorkdale) - Llantwit Fardre (Woodlands/Crown Hill/Dyhewydd) (Gwaun Miskin, Llest Farm and The Foel)	to maintain the separate identities of Beddau and Llantwit Fardre to prevent their coalescence
GW 13	Llantwit Fardre (Crown Hill) - Efail Isaf (Parc Dowlais)	to maintain the integrity of the south-eastern fringe of Crown Hill to preserve the separate identity of Efail Isaf
GW 14	Church Village (Station Terrace) - Efail Isaf	to preserve the separate identity of Efail Isaf
GW 15	Taffs Well - Glan y Llyn (Taffs Well Park and Spa)	to preserve the separate identity of Taffs Well and Glan y Llyn
GW 16	Ty Rhiw - Rhiw'r Dda	to preserve the separate identity of Ty Rhiw and Rhiw'r Dda
GW 17	Glan y Llyn - Nantgarw - Rhiw'r Dda	to preserve the separate identity of Glan y Llyn, Nantgarw and Rhiw'r Dda
GW 18	Taff Vale (Nantgarw) - Caerphilly (Penrhos Cuttings and Beech Farm)	to prevent coalescence on the south side of the A468 to maintain the separate identities of the Taff Valley and Caerphilly Note: GW 18 forms part of SLA 14
GW 19	Pontypridd (Glyntaff - The Common) Graig yr Helfa Farm	to prevent coalescence of Glyntaff and The Common Note: GW 19 overlaps SLA 19
GW 20	Pontypridd (Glyncoch) - Ynysybwl Darren Ddu Road	to prevent coalescence of Pontypridd (Glyncoch) and Ynysybwl to maintain the separate identity of Ynysybwl to maintain the rural character of Darren Ddu Road Note: GW 20 marginally overlaps SLA 16

Appendix 2

Special Landscape Areas (policy en5)

<i>Number</i>	<i>Location</i>	<i>Special qualities</i>
SLA 1	Gilfach Goch slopes (valley side east of Gilfach Goch)	imposing, impressive and dramatic landform attractive linear terraced housing on the edge distinctive sense of place
SLA 2	Gilfach Mountain (Mynydd y Gilfach)	high, imposing and dramatic topography visible and prominent landform diversity of habitats, forming pleasing and varied combination of landscape features unspoilt character: no encroachment of settlement
SLA 3	A4119 corridor (Ely valley from Tonyrefail to Edmondstown)	Attractive broadleaf wooded valley with numerous watercourses Note: GW 5 forms a small part of SLA 3
SLA 4	Glyn Mountain (Mynydd y Glyn and Mynydd Gelliwion)	high, imposing and dramatic topography very visible and prominent landform visually pleasing variety of habitats unspoilt by visually intrusive development
SLA 5	Glyn Mountain slopes (Trebanog to Gelliwion)	setting for Glyn Mountain attractive wooded slopes high proportion of mature broadleaf trees in field boundaries unspoilt by visually intrusive development Note: GW 6 overlaps with a small part of SLA 5
SLA 6	Portref Mountain (Mynydd Maendy, Mynydd Hugh and Mynydd Portref)	high, imposing and dramatic topography isolated and unspoilt by intrusive development exposed and visible
SLA 7	Garthmaelwg Forest (Mynydd Garthmaelwg/Llantrisant Forest)	visible and prominent position major entrance feature along A4119: acts as "pinchpoint" well integrated mix of broadleaf and conifer woodlands attractive slopes above sprawling development contains historic parkland of Llanharan House and grounds
SLA 8	Trecastell Woodland (Coed Trecastell)	Attractive mixed woodland set amidst undulating farmland

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<i>Number</i>	<i>Location</i>	<i>Special qualities</i>
SLA 9	Talygarn	attractive historic parkland
SLA 10	Miskin Manor and surrounds (Mill Wood and Hensol Wood)	attractive historic parkland around Manor attractive unspoilt character of River Ely and surrounding woodland
SLA 11	Coed yr Hendy (Cefn yr Hendy slope and Pant Marsh)	attractive woodland, pasture and marshy grassland mosaic pleasing combination of varied landscape features Note: GW 9 substantially overlaps SLA 11
SLA 12	Llantrisant Common including Rhiwsaeson hill (Caerau) and Llantrisant hills (Graig and Caerlan)	common heath and grassland landscape providing attractive setting for mediaeval hill-town of Llantrisant attractive landform of Llantrisant hill to the west (Graig), above A4119, providing setting for town and acts as a "focal point" Rhiwsaeson and Llantrisant hills to the east (Caerau and Caerlan) covered with attractive mosaic of vegetation Attractive hills form focal points amidst undulating farmland Note: GW 11 forms part of SLA 12
SLA 13	Taff Vale and wooded slopes (Power Station Hill to Gwaelod y Garth)	one of the few examples of undeveloped river corridor along the Taff Valley flat pasture floodplain and woodland lined river corridor attractive mixed woodland rising up from floodplain on slopes
SLA 14	Craig yr Allt	impressive, imposing and dramatic topography gateway and focal point to Local Plan area along A470 attractively covered with mixed woodland, moorland and rough grassland mosaic distinctive sense of place Note: GW 18 forms part of SLA 14
SLA 15	Cefn Eglwysilan and Mynydd Meio	high, imposing and dramatic topography very visible and prominent focal point along the A470 corridor moorland covered unspoilt by visually intrusive development

Number	Location	Special qualities
SLA 16	Glyncoch Mountain (Graig yr Hesg to Trehafod)	steeply sloping topography very visible attractively covered with a high percentage of broadleaf and conifer woodland some areas of existing and disused mineral workings well integrated into surrounding landscape due to high woodland cover Note: GW 20 marginally overlaps SLA 16
SLA 17	Cilfynydd Mountain (Pant-du)	high point very visible covered with attractive mosaic of vegetation
SLA 18	Taff floodplain (Mill Farm or Berwedd-dy Fields)	rare landscape within Local Plan area: one of the few examples of undeveloped river corridor along the River Taff flat attractive floodplain landscape
SLA 19	Pontypridd lower slopes (Cilfynydd to Glyntaff)	attractive mix of broadleaf woodland pasture, rough grassland and numerous woodland-lined streams Intricate steeply-sloping landscape above dense settlement on valley bottom Note: GW 19 overlaps SLA 19
SLA 20	Treforest to Tonteg slopes (Graig to Tonteg)	steeply sloping landscape above dense settlement on valley bottom attractive mix of woodland with numerous woodland-lined streams
SLA 21	Pontyclun hills (Caergwanaf)	attractive undulating landscape small woodland park with small lakes

Appendix 3

Sites of Importance for Nature Conservation (policy en11)

Lowland Sites

The following is a list of proposed Sites of Importance for Nature Conservation which occur on lowlands in Taff Ely. Please note that national grid references only refer to one point (an approximate central location) in each proposed Site of Importance for Nature Conservation. Very large sites and/or those comprised of several associated (but not continuous) areas have more than one national grid reference. In all cases the national grid reference is only a guide to the general location of a site.

<i>Ref</i>	<i>Location and grid reference</i>	<i>Main habitats</i>
In the Llantrisant policy area:		
83	Mynydd Meiros/upper Ewenny Fach	ST 010846 grassland with bog, flushes, woodland and rhos pasture
84	Meiros	ST 012835 rhos pasture with flushes and bracken
85	Craig Melyn	ST 018832 woodland with watercourse
86	Cynllan Wood	ST 004824 woodland
87	Hendre Owen	ST 012821 ST 012823 ST 013825 rhos pastures and grassland
88	Coed Trecastell	ST 022820 ancient woodland
89	Gwaun Llanhari Wood	ST 006814 woodland and scrub
90	Ty'n-y-waun	ST 013815 ST 013812 rhos pastures and grasslands with swamp and woodland
91	Coedcae Marsh	ST 022825 swamp/fen with rhos pasture, grassland and pools
92	Coedlanelay-fach	ST 032830 ST 034835 woodland
93	Ty-Du	ST 021810 ST 024814 grassland with woodland
94	Ty-Draw (Pontyclun flood- meadows)	ST 028813 ancient woodland with grassland
95	Llanharry Quarry	ST 014803 woodland and grassland
96	Cowbridge Road Playing Field	ST 032811 grassland
97	Ceulan Farm	ST 037807 grassland and woodland with ponds
98	Heol Miskin	ST 041812 woodland with swamp and grassland
99	Talygarn	ST 036803 ST 032797 woodland, scrub, carr and lake with swamp
100	East Miskin	ST 048805 ST 053802 woodland, rhos pasture and lakes
101	Cefn yr Hendy Community Woodlands	ST 045814 ST 048816 ST 049815 ST 053815 woodlands
102	Coed-yr-Hendy	ST 040818 woodland with flushes
103	Pant Marsh	ST 045824 ST 049824 grassland and scrub with swamp, woodland and riverbank

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<i>Ref</i>	<i>Location and grid reference</i>	<i>Main habitats</i>	
104	Y Graig	ST 040834	grassland with bracken
105	Llantrisant Common	ST 048843	rhos pasture, flushes, scrub, woodland and grassland
106	River Ely		river
107	Tonyrefail Mountains	SS 990862	heath, grassland, flush and mire with ancient woodland
108	Llanilid Valley	ST 002989	woodland and grassland with watercourse
		ST 003867	
		SS 998867	
109	Garth-Grabban Slopes	ST 028859	mire with grassland
110	Glanmychydd Fach	ST 034851	grassland with woodland
111	Rhiwfelen-fach	ST 040854	ancient woodland with grassland
127	Coed Castellau	ST 052867	ancient woodland with woodland, bracken and grassland
128	Penycoedcae	ST 065875	grassland with woodland and flush
129	Coedcae-du	ST 063865	grassland and woodland
130	Rhyd-y-llech	ST 071871	grassland with woodland
		ST 070871	
131	Cwm Colliery	ST 073863	grasslands with woodland and scrub
		ST 074870	
132	Cwm Colliery	ST 071862	spoil with grassland, scrub, woodland, flushes and lake
133	Maendy Quarry	ST 074877	scrub with woodland
134	Croesged	ST 066853	grassland
135	Beddau East	ST 068850	woodland, grasslands, bracken, heath and pools
		ST 078847	
136	Duffryn Dowlais	ST 081084	woodland with carr
137	Llantwit Fardre Marsh	ST 083850	grasslands with flushes, bog and woodland
		ST 083848	
		ST 076843	
138	Tonteg Marsh	ST 091854	grasslands with carr, woodland and pond
		ST 094857	
139	Heol-y-Cawl	ST 085871	grassland with woodland and scrub
140	Brynhill Chapel	ST 079864	grassland
141	Coed y Fardre	ST 092871	woodland with bracken and grassland
143	Glanmyddlyn Railway	ST 068843	grassland and woodland
144	Careau'r-Ilan Slopes	ST 055833	woodland, carr, bracken and grasslands
		ST 059838	
145	Disgwylfa	ST 076833	ancient woodland
146	Efail Isaf South	ST 082832	woodlands and grasslands
		ST 087837	
		ST 095840	
147	Afon Clun		grasslands, woodland and watercourses
148	Tor-y-Coed	ST 063825	ancient woodland
149	Ty Newydd Woods	ST 060816	woodland and scrub with grassland
150	Mwyndy Lake	ST 055816	lake
151	Cefn Parc Cemetery	ST 053821	grassland
152	A4119 Road Verge	ST 057810	grassland
153	Hendy Quarry	ST 054808	grassland with woodland and scrub
154	Fforest Wood Quarry	ST 016799	woodland with grassland
		ST 019795	

<i>Ref</i>	<i>Location and grid reference</i>	<i>Main habitats</i>
155	Rhydhalog ST 027788	grasslands with bog and woodland
156	Coed y Gedrys and Garth-fawr ST 108846 ST 109844	ancient woodland, watercourses, rhos pasture with grassland and bracken
161	Coed Maes-bach and The Warren ST 107860 ST 102864	woodlands with ancient woodland, bracken and grassland
170	Nant Ciwc SS 982846	woodland with grassland
171	Llanbad-fawr Marsh SS 984846	rhos pasture with flushes
172	Cwm Llanbad SS 986837	carr and grassland with watercourse
173	Fernbank East SS 97830	grasslands with bog, mire, woodland and pools
174	Llanharan Marsh (including Brynna Woods and Jubilee Marsh) SS 992831 SS 987830 SS 998829	rhos pasture, swamp and woodland with spoil, bracken and riverbank
175	Tir-Eithin Woods SS 978823	woodlands
176	Llanilid SS 978813 SS 981813	woodlands, scrub, grassland and pools
177	Dolau Slopes SS 998823 ST 003823	grassland and woodland
196	Ewenny Fach SS 974822	river
In the Tonyrefail policy area:		
47	Mynydd Dinas/Mynydd y Cymmer ST 010910	heath with bog and flushes
49	Trebanog Slopes ST 023901 ST 037908	heath, flushes and grassland
50	Cilely Farm ST 011898	rhos pasture with grassland and woodland
106	River Ely	river
107	Tonyrefail Mountains SS 990862 ST 001860	heath, grassland, flush and mire with ancient woodland
108	Llanilid Valley ST 002989 ST 003867 SS 998867	woodland and grassland with watercourse
112	Coedcae-mawr ST 040862	ancient woodland
113	Pant-y-ddraenen ST 033866 ST 037871 ST 043868	grassland and heath with woodland
114	Crofft -yr-haidd ST 047872	grassland
115	Waun Castellau ST 045880	grassland
116	Tonyrefail Southeast ST 020874	mire with heath and grassland
117	Tonyrefail East ST 026881	grassland with heath and woodland
118	Cae'r-ysgol ST 016880	grassland and woodland
119	Tonyrefail Slopes ST 020890	grassland with mire, heath and woodland
120	Mynydd y Glyn ST 031893	heath with mire
121	Penrhiwfer Road East ST 008893	carr, grassland, bracken and heath
122	Penrhiwfer Road West ST 001893 SS 997893	grassland with woodland, mire and bracken
166	Parc Eirin SS 990874	grassland and heath with woodland

APPENDIX 3

<i>Ref</i>	<i>Location and grid reference</i>	<i>Main habitats</i>
167	Gilfach Road SS 996880 SS 997882	rhos pastures with woodland and grassland
168	Mynydd y Gilfach SS 990890	grassland, bog and bracken
169	Gilfach Goch Slopes SS 984891	heath with grassland and flushes
In the Pontypridd policy area:		
52	Coed-yr-Hafod Woodland Complex ST 055912 ST 056916 ST 048915	woodland with ancient woodland
53	Llys Nant and Graig Twyn-y-glog Woodlands ST 050931 ST 055925	woodland with ancient woodland, bracken and grassland
75	Lower Clydach Woodlands ST 067926 ST 072927	woodland with bracken, rhos pasture and grassland
77	Craig-yr-Hesg / Lan Wood ST 072913	woodland with rhos pasture, heath, flush and bracken.
78	Craig-Evan Leyshon Common (part) ST 085945 ST 087930	heath with rhos pasture and woodland
79	Coed Bodwenarth ST 091915	woodland with bracken, rhos pasture and flushes
80	Pont Sion Norton Woodland ST 084912	woodland with grassland and bracken
81	Pontypridd Golf Course ST 085907 ST 090907 ST 084902	heath, woodland, bracken, rhos pasture and scrub with ancient woodland
82	Coed-Pen-Maen Common ST 079903	grassland with heath, rhos pasture, woodland and bracken
123	Gelliwion ST 053883 ST 057889 ST 048885	woodland and grassland with heath and flush
124	Mynydd Gelliwion Slopes ST 054891 ST 055895	mire and grassland with flush
125	Coed Craig-fach ST 060893	woodland with bracken
126	Treforest Slopes ST 072892 ST 080882	ffridd and ancient woodland with bracken, heath and grassland
128	Penycoedcae ST 065875	grassland with woodland and flush
133	Maendy Quarry ST 074877	scrub with woodland
142	Nant y Fforest ST 091875 ST 085882	woodland and carr
157	Castell Coch Woodland ST 127830	woodland
158	Ty-Rhiw Woodlands ST 124843	woodland with ancient woodland, scrub, bracken and grassland
159	Craig Yr Allt Slopes ST 130843	woodland, grassland and bracken with ancient woodland
160	Coed Caedryys ST 122855	woodland
162	Taff Trail Cycletrack ST 119860	carr, woodland, swamp, grassland and bracken
163	Fforestnewydd ST 105879	ffridd with grassland, bracken and woodland
164	Graig Cottages ST 137858	grassland
165	River Taff	river

Upland Sites

Upland SINC have been identified from the Nature Conservancy Council report 'No. 22 Mid Glamorgan Uplands : Site report and assessment of botanical importance'. December 1985. A. M Burn. Please note that national grid references only refer to one point (an approximate central location) in each Proposed Site of Importance for Nature Conservation. All Upland SINC are very large and in all cases the national grid reference is only a guide to a site's general location.

<i>Ref</i>	<i>Location and grid reference</i>	<i>Main habitats</i>
U1	Craig-yr-allt ST 134851	bracken with heath
U3	Mynydd Eglwysilan (part) ST 097905	heath and grassland with bracken and bog

Appendix 4

Ancient Woodlands (policy en14)

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
In the Llantrisant policy area:		
Tireithin Wood	982819	Llanharan
Ty-Charles Wood	982847	Llanharan
Hendir-Uchaf Wood	981834	Llanharan
Coed Mynydd-y-Cornel	996817	Llanharan
Argoed Edwin	005847	Llanharan
Llwyn-y-Brain Wood	003837	Llanharan
Coed-y-Bryn	007824	Llanharan
Whitehall Wood	009826	Llanharan
Coed Cae Bach	014827	Llanharan
Craig Melyn	015832	Llanharan
Coed Trecastell	021821	Llanharry
Ty Draw Wood	029813	Llanharry
Coed Ynys-Maerdy	033835	Llanharan
Coed yr Hendy	042819	Pontyclun
Rhiwfelen Fach Wood	044856	Llantrisant
Mill Wood	048806	Pontyclun
Coed Castellau	053867	Llantrisant
Miskin Wood	054804	Pontyclun
Gwern Efa	063824	Pontyclun
Ty Uchaf Wood	075835	Llantwit Fardre
Coed Hendre' Sguthan	083837	Llantwit Fardre
Coed Tir Isaf	088876	Llantwit Fardre
Lan Wood	109844	Llantwit Fardre

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<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Coed Maes Bach	10786	Llantwit Fardre
Coed Yr Gedrys	114852	Llantwit Fardre
In the Tonyrefail policy area:		
Graig Fatho Wood	013856	Tonyrefail
Cae'r Ysgol Wood	015878	Tonyrefail
Coedcae Mawr Road	041863	Tonyrefail
In the Pontypridd policy area:		
Coed Graig Fach	062896	Pontypridd
Coed Gelli Draws	059888	Pontypridd
Coed Berthlwyd	078883	Pontypridd
Craig Alfa Wood	087897	Pontypridd
Lan Wood	072912	Pontypridd
Coed Graig Yr Hesg	077917	Pontypridd
Rhiw yr Uchain	054913	Pontypridd
Cyrnau Wood	057927	Pontypridd
Graig y Fforest Wood	083879	Pontypridd
Coed Pant Du Isaf	098928	Pontypridd
Coed Pant Du Uchaf	097924	Pontypridd
Coed Bedwenarth	092917	Pontypridd
Coed Graig Llwyd	098886	Pontypridd
Glan y Llyn Wood	128844	Taffs Well
Ford Wood	125837	Taffs Well
Graig Fach Wood	129855	Taffs Well
Craig Yr Allt Wood	139849	Taffs Well
Fforest Fawr	135834	Taffs Well

Appendix 5

Listed Buildings (policy en50)

“I” or “II*” after the name indicates grade I and grade II* listed buildings. **All others** are grade II.

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
In the Llantrisant policy area:		
Dolau Primary School	991825	Bryncae
Llanharan House	007832	Llanharan
Llanharan House entrance steps	007832	Llanharan
Llanharan House stables	007832	Llanharan
Llanharan House courtyard wall linking house and stable block	007832	Llanharan
Llanharan House walls of upper terrace to north of house	006832	Llanharan
Llanharan House old laundry	007832	Llanharan
Llanharan House gates, piers and railings at main entrance	009829	Llanharan
Llanharan War Memorial	002831	Llanharan
Church of SS Julius and Aaron	002832	Llanharan
Hendre Wen Farmhouse	995833	Llanharan
Lanelay Farm stable & cow house	031828	Llanharan
Ynysmaerdy Farm barn & cow house	032839	Llanharan
Former Llantrisant Colliery:		Llanharan
Ynysmaerdy Farm hay barn	032839	
Ynysmaerdy Farm garage	032838	
Former explosives store	031842	
Former engine hall	032840	
Ynysmaerdy Farm cowshed	032841	
Revetment wall	033840	

APPENDIX 5

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Former reservoir	031840	
Church of SS Ilid & Curig, Llanilid	978813	Llanharan
Llechau	016807	Llanharry
Church of St Illtyd	006804	Llanharry
Castellau Congregational Chapel	050856	Llantrisant
Castellau Congregational Chapel gates, piers, boundary walls & bridge	050856	Llantrisant
Castellau House	050865	Llantrisant
Cefn Mabley Farmhouse	050836	Llantrisant
Church of St. Illtyd, Gwyno and Dyfodwg	047834	Llantrisant
Penuel Presbyterian Church of Wales including forecourt walls and railings	048834	Llantrisant
The Guildhall	047834	Llantrisant
The Malthouse	044836	Llantrisant
Toll House Cottage	048832	Llantrisant
Water Pump including surrounding revetment walls	044836	Llantrisant
2 Yr Allt	046833	Llantrisant
Church of St Illtyd, St Gwynno and St Dyfodwg	046834	Llantrisant
New Inn	046834	Llantrisant
Llantrisant House	049832	Llantrisant
Parish Offices	046834	Llantrisant
Y Felin Wynt Tower	043834	Llantrisant
Ysgol Gyfun Bryn Celynnog, Beddau	059854	Llantrisant
Church of St Michael and All Angels, Beddau	059849	Llantrisant
Tondrugwaer, Cross Inn: wall with bee boles	056829	Llantrisant
Church of St. Illtyd	081866	Llantwit Fardre
Llantwit Fardre Parish Hall	087859	Llantwit Fardre

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Cwm Coking Works, Northern Cooling Tower	065861	Llantwit Fardre
Cwm Coking Works, Southern Cooling Tower	065861	Llantwit Fardre
Chapel House, Miskin	046807	Pontyclun
Church of St David, Miskin	047808	Pontyclun
Miskin War Memorial	046808	Pontyclun
Telephone Call-box, Miskin	046808	Pontyclun
Miskin Arms	046808	Pontyclun
Miskin Manor:		Pontyclun
Kitchen garden walls N of house	057804	
Upper terrace wall and pavilion on W side of house	056802	
Pair of King's Beasts at W entrance to house	056802	
Pair of King's Beasts at E entrance of house	057802	
Lower terrace wall on W side of house	056802	
Miskin Manor, including one-storey range to N	056802	
Mwyndy House	056815	Pontyclun
Boiler stack of former lead mine NW of Cefn-parc Farm	048821	Pontyclun
Pantyquesta House	043802	Pontyclun
Church of St Ann, Talygarn	026801	Pontyclun
Talygarn House:		Pontyclun
Talygarn House - II*	031800	
Balustrade to sunken garden	031800	
Bench on E side of sunken garden	031801	
Bench on N side of sunken garden	031801	
Bench on W side of sunken garden	031801	
Bridge at Adam's Pond in woods S of house	031798	

APPENDIX 5

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Garden wall, gates and gate piers bounding S garden	032799	
Gateway and gate to W boundary	028801	
Lower terrace wall in S garden	031799	
Sundial in S garden	032799	
Upper terrace wall in S garden	032799	
In the Tonyrefail policy area:		
Bingo Hall, Collenna Road	010882	Tonyrefail
Capel y Ton	010882	Tonyrefail
Castellau Ganol	043871	Tonyrefail
Llanilid, Thomastown	000867	Tonyrefail
Pant y Ddraenan, Castellau	033869	Tonyrefail
Tonyrefail School	004880	Tonyrefail
Tonyrefail School, entrance gates & piers	005881	Tonyrefail
Tonyrefail War Memorial	997881	Tonyrefail
Treferig Isha, Castellau	040866	Tonyrefail
Tylcha Wen including attached range of former outbuildings	008870	Tonyrefail
Ty'n y Bryn	005879	Tonyrefail
In the Pontypridd policy area:		
Berthlwyd Farm pig sty	078880	Pontypridd
Bethany Baptist Church, Pwllgwaun	063903	Pontypridd
Bridge over Glamorganshire Canal W of Newbridge Chainworks basin	079901	Pontypridd
Broadway, 161-2	080894	Pontypridd
Broadway, 163	080894	Pontypridd
Broadway, 164	080894	Pontypridd

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Broadway, 165	080894	Pontypridd
Broadway, 166	080894	Pontypridd
Broadway, 167	080895	Pontypridd
Broadway, 168	079895	Pontypridd
Broadway, 169	079895	Pontypridd
Broadway, 170	079895	Pontypridd
Broadway, 171	079895	Pontypridd
Broadway, 172-3	079895	Pontypridd
Broadway, 174-5	079895	Pontypridd
Broadway, 176	079895	Pontypridd
Capel Rhondda, including attached Sunday School	059906	Pontypridd
Castle Bridge, Treforest	084890	Pontypridd
Church of St Catherine - II*	071901	Pontypridd
Church of St Catherine, Parish Rooms	071902	Pontypridd
Church of St Dyfrig, Treforest	083892	Pontypridd
Church of St Dyfrig, Treforest, hall	083892	Pontypridd
Church of St Dyfrig, Treforest, presbytery	083892	Pontypridd
Church of St Mary, Glyntaff	084894	Pontypridd
Church of St Mary, Glyntaff, gates and gate piers	084894	Pontypridd
Church of St Mary, Glyntaff, memorial to John Thomas (Ieuan Ddu) in churchyard	084894	Pontypridd
Church of St Mary, Glyntaff, memorial to Richard Crawshay in churchyard	084894	Pontypridd
Cilfynydd War Memorial	087927	Pontypridd
Coed y Lan Comprehensive Lower School, including rear science block and gymnasium	072906	Pontypridd

APPENDIX 5

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Crawshay Obelisk SW of Castle Bridge, Treforest	084890	Pontypridd
Criterion Public House, High Street	072898	Pontypridd
Drinking Fountain, Taff Street	072902	Pontypridd
Eglwys Gymraeg Sardis (Sardis Chapel)	071899	Pontypridd
Eglwysbach Surgery (formerly Capel Goffa)	074905	Pontypridd
Forest House, University of Glamorgan	082885	Pontypridd
Former Co-op Building, 10 Church Street	071900	Pontypridd
Former Co-op Building, 4-8 Church Street	071900	Pontypridd
Former Co-op Building, 7 Church Street	071900	Pontypridd
Former Co-op Building, 8 Church Street	071900	Pontypridd
Former Co-op Building, 9 Church Street	071900	Pontypridd
Former Mission Hall, Ynysangharad Road	079901	Pontypridd
Former Old Duke Inn, 32A Graig-yr-Helfa Road	083897	Pontypridd
Former Old Duke Inn, 33 Graig-yr-Helfa Road	083897	Pontypridd
Former Old Duke Inn, 33A Graig-yr-Helfa Road	083897	Pontypridd
Glamorgan Centre for Art & Design, Glyntaff	086894	Pontypridd
Glamorganshire Canal lock chambers 31 & 32 with attached walls, Pentrebach	078901	Pontypridd
Glamorganshire Canal, Newbridge Chainworks Canal Basin	079901	Pontypridd
Hetty Engine House, Hopkinstown - I	054909	Pontypridd
Hetty Shaft Fan House, Hopkinstown - II*	054909	Pontypridd
Hetty Shaft Headframe, Hopkinstown - I	054909	Pontypridd
Honeywell Power Tools Testing Division, Treforest Industrial Estate	110862	Pontypridd
Libanus Welsh Baptist Church, Treforest	082892	Pontypridd
Market Square, Lloyds TSB Bank	072900	Pontypridd

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Machine Bridge (also known as Pont y Doctor)	084892	Pontypridd
Market Street, 10	072901	Pontypridd
Market Street, 5a-b (Le Crazy Croissant)	072901	Pontypridd
Market Street, 5c (La Chop)	072901	Pontypridd
Market Street, 5d-6 (Pets Corner)	072901	Pontypridd
Market Street, 7 (Market Tavern Hotel)	072901	Pontypridd
Merlin Hotel, Pwllgwaun	067902	Pontypridd
Mr Snooker's Club (formerly Cecil Cinema), Treforest	082891	Pontypridd
Muni Arts Centre	072903	Pontypridd
Municipal Buildings - II*	072903	Pontypridd
National Westminster Bank, 1 Taff Street	072900	Pontypridd
Pentrebach Road, 48	081898	Pontypridd
Pontypridd Bridge - I (also Ancient Monument)	074904	Pontypridd
Pontypridd Market Chambers	072901	Pontypridd
Pontypridd Market, Old Market Hall	072901	Pontypridd
Pontypridd Market, The Arcade	072901	Pontypridd
Pontypridd Museum (formerly Tabernacle Baptist Chapel)	073904	Pontypridd
Pontypridd Railway Station, main platform including buildings and canopy	071897	Pontypridd
Pontypridd Railway Station, railway bridge beneath	071897	Pontypridd
Pontypridd Register Office, Courthouse Street	070897	Pontypridd
Pontypridd United Church including attached second hall	071901	Pontypridd
Railway bridge over Graig-yr-Hesg Road, including integral stone drainage channel	075910	Pontypridd
Railway bridge over Sardis Road	070900	Pontypridd

APPENDIX 5

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Railway viaduct over Nant Clydach (partly in Abercynon Community)	080928	Pontypridd
Railway viaduct over River Rhondda	069900	Pontypridd
Rhondda Branch Junction signal box	070900	Pontypridd
Rhydyfelin War Memorial	091878	Pontypridd
St David's Presbyterian Church and Hall	071902	Pontypridd
Taff Vale Railway viaduct over Mill Street including masonry weir - II*	070900	Pontypridd
Taff Vale Railway viaduct over River Taff, Coed-pen-maen	078910	Pontypridd
Telephone call-box, Bridge Street	073904	Pontypridd
The Round House, 29 Graig-y-Helfa Road	084896	Pontypridd
The Round House, 30 Graig-y-Helfa Road	084896	Pontypridd
The Round House, 31 Graig-y-Helfa Road	084896	Pontypridd
The Round House, 32 Graig-y-Helfa Road	084896	Pontypridd
Treforest Industrial Estate, Treforest Textile Printers	109862	Pontypridd
Treforest Tinplate Works, former casting house and workshop - II*	086881	Pontypridd
Treforest Tinplate Works, former rolling mill - II*	087879	Pontypridd
Treforest Tinplate Works, former smithy - II*	087879	Pontypridd
Treforest Tinplate Works, former tinning house - II*	087881	Pontypridd
Treforest Tinplate Works, leat retaining wall - II*	087879	Pontypridd
Treforest Tinplate Works, workshop NW of tinning house - II*	086881	Pontypridd
Trehafod Memorial Hall and Institute	046909	Pontypridd
Troedrhiwtrwyn Farm	058909	Pontypridd
Welch Regimental War Memorial, Coed-pen-maen Common	078903	Pontypridd

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
White Bridge (also known as Berw Bridge), Coedpen-maen - II*	077910	Pontypridd
Ynysangharad Park Lido	073900	Pontypridd
Ynysangharad Park memorial to Evan and James James - II*	075901	Pontypridd
Alfred's Terrace, 10	123831	Taffs Well
Alfred's Terrace, 11	123831	Taffs Well
Alfred's Terrace, 2	123831	Taffs Well
Alfred's Terrace, 3	123831	Taffs Well
Alfred's Terrace, 4	123831	Taffs Well
Alfred's Terrace, 5	123831	Taffs Well
Alfred's Terrace, 6	123831	Taffs Well
Alfred's Terrace, 7	123831	Taffs Well
Alfred's Terrace, 8	123831	Taffs Well
Alfred's Terrace, 9	123831	Taffs Well
Alfred's Terrace, Ardwell Cottage 1	123831	Taffs Well
Bwlch y Maen	125852	Taffs Well
Duffryn Ffrwd Manor	122854	Taffs Well
Nantgarw House	120854	Taffs Well
Railway viaduct over River Taff (partly in Llantwit Fardre community)	117840	Taffs Well
The Well House	119836	Taffs Well

Appendix 6

Supplementary list of buildings of architectural or historical merit (policy en51)

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
In the Llantrisant policy area:		
Trecastell Farmhouse, and walling	016814	Llanharry
The Bear Public House	005804	Llanharry
Porthandro	064820	Pontyclun
Thatched Cottage adjacent to Dynevor Arms Groesfaen	071809	Pontyclun
Tyclwyda	048852	Llantrisant
Pwysty	047834	Llantrisant
Glanmychydd Fach Farmhouse	040851	Llantrisant
Underground shelter, Talbot Green	036827	Llantrisant
Ty Newydd	102848	Llantwit Fardre
Maes Mawr, Farmhouse (unscheduled archaeological site)	102863	Llantwit Fardre
Maes Bach, Farmhouse	106857	Llantwit Fardre
In the Tonyrefail policy area:		
Collenna Farm	013888	Tonyrefail
Gelliseren Farm (unscheduled archaeological site)	004871	Tonyrefail
136-138 High Street	983897	Gilfach Goch
In the Pontypridd policy area:		
Carmel Chapel, Upper Boat	104873	Pontypridd
Pont Maes Mawr, Upper Boat	108870	Pontypridd
20-31 Pentrebach Rd	082897	Pontypridd

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<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Gellilwch Farm	063918	Pontypridd
Rock Cottages, Graigwen	063908	Pontypridd

Appendix 7

Scheduled Ancient Monuments (policy en53)

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
In the Llantrisant policy area:		
Beacons round barrows	017839	Llanharan
Gadlys, Llanilid	979811	Llanharan
Castle mound, Llanilid	978813	Llanharan
Mwynydd Maendy Round Cairn	981861	Llanharan
Remains of St. Peter's Church	993853	Llanharan
Two Round Barrows Naboth's Vineyard	008807	Llanharry
Caer Gwanaf camp	047800	Pontyclun
Mediaeval Chapel, Talygarn	027801	Pontyclun
Llantrisant Castle (also a listed building)	048834	Llantrisant
Rhiw Section, Caerau camp	064832	Llantrisant
Tarren Ddeusant (sculptured rock and spring) near Beddau	052872	Llantrisant
Tomen y Clawdd, Tonteg	092865	Llantwit Fardre
In the Tonyrefail policy area:		
Lle'r Gaer camp	049870	Tonyrefail
In the Pontypridd policy area:		
Penycodcae Roman group, parts of eastern defences	067880	Pontypridd
Old Bridge (also a listed building)	074904	Pontypridd
Hetty Engine House and Head Gear, Hopkinstown (also a listed building)	054909	Pontypridd
Newbridge Beam Engine, Treforest	083885	Pontypridd

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<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Cross Ridge Dyke and Earthwork, Eglwysilan	100903	Pontypridd
Cross Ridge Dyke and Cairn, Eglwysilan	100911	Pontypridd
Pottery, Nantgarw	120855	Taffs Well

Appendix 8

Unscheduled sites of archaeological interest (policy en55)

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
In the Llantrisant policy area:		
Hendre Wen Dwelling (listed building)	995833	Llanharan
Twyn Caradog Barrow	981860	Llanharan
Earthworks	007836	Llanharan
Longhouse	995850	Llanharan
Deserted Mediaeval Village	990850	Llanharan
Mediaeval Track	998850	Llanharan
Pont Rhyd Lydau Bridge	034832	Llanharan
Barrow, Ynysmaerdy	016841	Llanharan
Barrow, Talbot Green	017839	Llanharan
Tynewydd dwelling	007804	Llanharry
Earthworks	009800	Llanharry
Manor House	016814	Llanharry
Dwelling	018803	Llanharry
Earthworks	019802	Llanharry
Building	016802	Llanharry
Iron Mine	011806	Llanharry
Earthworks, Talygarn	020803	Pontyclun
Mansion, wall, gates and piers, Talygarn (listed buildings)	034802	Pontyclun
Settlement, Talygarn	035806	Pontyclun
Ditch, Brynsadler	023804	Pontyclun
Hollow Way, Brynsadler	034807	Pontyclun
Axe find, Brynsadler	028801	Pontyclun

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<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Glass finds, Miskin	045805	Pontyclun
Enclosure, Miskin	048800	Pontyclun
House, Miskin	049804	Pontyclun
Iron Smelting Site, Miskin	048809	Pontyclun
Axe head, Miskin	048811	Pontyclun
Llancoed Chapel, Miskin	058809	Pontyclun
Alltygawrddu ruins Miskin	056809	Pontyclun
Trackway, Miskin	058808	Pontyclun
Standing Stone, Miskin	058808	Pontyclun
Manor House, Miskin (listed building)	057803	Pontyclun
Trackway, Miskin	059803	Pontyclun
Lynchet, Miskin	059802	Pontyclun
Metal Working site, Miskin	056817	Pontyclun
Cairn, Pontyclun	042813	Pontyclun
Cairn, Pontyclun	043813	Pontyclun
Church of St Illtyd, Gwyno and Dyfodwg (listed building)	047834	Llantrisant
Stone	046834	Llantrisant
Bedw dwelling, Ynysmaerdy	026858	Llantrisant
Pont Ynys y Llan, Ynysmaerdy	027848	Llantrisant
Castellau Fawr dwelling (listed building)	051865	Llantrisant
Forge, Castellau	051856	Llantrisant
Llwynau Dwelling	046858	Llantrisant
Tir Mab Ellis dwelling	060863	Llantrisant
Dyffryn Dowlais dwelling	084857	Llantwit Fardre
Coin finds	079849	Llantwit Fardre

Name	Grid Reference	Community
Rhyd y Llech dwelling	071873	Llantwit Fardre
Maesmawr dwelling	102863	Llantwit Fardre
Church of St. Illtyd (listed building)	082866	Llantwit Fardre
Hendre Prosser Pig Sty, Tonteg	092859	Llantwit Fardre
Maesmawr dwelling Tonteg	102863	Llantwit Fardre
Platform, Nr. Creigiau	089839	Llantwit Fardre
In the Tonyrefail policy area:		
Barrows, Nr, Llantrisant	039867	Tonyrefail
Quaker Meeting House Ty Cwrdd	039866	Tonyrefail
Castellau Uchaf dwelling	041876	Tonyrefail
Castellau Ganol dwelling	043872	Tonyrefail
Gelliseren dwelling, Thomastown	004871	Tonyrefail
Tylcha Fach dwelling Thomastown	016870	Tonyrefail
Gelli'r Haidd Isaf dwelling, Thomastown	996870	Tonyrefail
St. John's Chapel	018883	Tonyrefail
Longhouse	026897	Tonyrefail
Bwlchgwyn dwelling	036882	Tonyrefail
Graig Fatho dwelling Coedely	013854	Tonyrefail
Longhouse, Coedely	018852	Tonyrefail
Garthgraben, Coedely	024859	Tonyrefail
Bronze Age Axe (Penrhiwfer)	996899	Tonyrefail
Dwelling (Edmondstown)	009901	Tonyrefail
Barrow	977871	Gilfach Goch
Platform House	981875/981873	Gilfach Goch
In the Pontypridd policy area:		
Bronze Age Axe, Hopkinstown	059909	Pontypridd

APPENDIX 8

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Flint Axe head Glyncoch	065927	Pontypridd
Chapel (Graigwen)	069911	Pontypridd
Chainworks	077902	Pontypridd
Pillow mound	053898	Pontypridd
Graig Alfa dwelling	084899	Pontypridd
Earthworks, Pontypridd Common	079903	Pontypridd
Llandraw dwelling	059896	Pontypridd
Bodwenarth dwelling	088914	Pontypridd
Cilfynydd Farm dwelling	093919	Pontypridd
Pant Du dwelling, Cilfynydd	098928	Pontypridd
Earthworks, Cilfynydd	099911	Pontypridd
Gelliwion dwelling Penycoedcae	056889	Pontypridd
Earthworks, Penycoedcae	053898	Pontypridd
Stone axe, Penycoedcae	0589	Pontypridd
161-176 Broadway Treforest (listed buildings)	079895	Pontypridd
Berthlwyd dwelling, Treforest	078880	Pontypridd
Long Row dwellings Treforest	084888	Pontypridd
Tinplate Works Treforest (listed buildings)	087881	Pontypridd
Stone, Eglwysilan	106890	Pontypridd
Well - "Ffynnon Rhingyll"	101891	Pontypridd
Cairn, Eglwysilan	101911	Pontypridd
Hut circles, Eglwysilan	100901	Pontypridd
Railway line Trehafod		Pontypridd
Railway bridge and sign, Groeswen	868116	Pontypridd
Roman Finds Gwaelod y Garth	1283	Taffs Well

<i>Name</i>	<i>Grid Reference</i>	<i>Community</i>
Viaduct	1283	Taffs Well
Station	125832	Taffs Well
Signal box and gantry	126833	Taffs Well
Capel Tabor (listed building)	121836	Taffs Well
Alfred's Terrace dwellings (listed buildings)	124832	Taffs Well
Taffs Well	119836	Taffs Well
Craig Fawr dwelling	138854	Taffs Well

Appendix 9

Open space (policy en59)

This is a list of open spaces within the defined settlement boundaries (policy en1), which are protected primarily for their visual amenity value.

The list is not exhaustive.

In Llanharan and Taffs Well, the main open spaces are protected by the definition of settlement boundaries (en1) and so are not listed here.

Recreation policies r6 and r7 protect open spaces primarily for their recreation amenity value. Some recreation open spaces appear in this list as having visual amenity value also. Pontypridd Common (policy en6) is included in this list for its visual importance.

Items in this list marked * are shown on the Proposals Map.

<i>Open space</i>	<i>Area</i>
In the Llantrisant policy area:	
Play area, rear of Brynna Road/Manor Park	Brynna
Play area, rear of Meadow Rise	Brynna
Trenos Gardens	Bryn-y-cae
Trenos Place	Bryn-y-cae
South of Primary School	Llanharry*
Land rear of Elm Road/Beech Road	Llanharry
Land at Tylacoch	Llanharry
East of Fforest Road	Llanharry*
Playing fields and open space, Cowbridge Road	Pontyclun*
Bowling Green, Cerdin Avenue	Pontyclun
Windsor Field	Pontyclun*
Riverside south of Ynysddu	Llanharan/Pontyclun*
Cefn yr Hendy ridge	Pontyclun*
Land at Ynysmaerdy	Llantrisant (Llanharan Community)
Yorkdale playing fields	Beddau*

APPENDIX 9

<i>Open space</i>	<i>Area</i>
Land at Forest Road	Ty'n-y-nant
Beddau Park*	Beddau
Land off Aspen Way, Crown Hill	Llantwit Fardre*
Land fronting Crown Hill	Llantwit Fardre
Land within and adjoining Meadow Farm, Pen yr Eglwys	Llantwit Fardre
Dyffryn Dowlais	Llantwit Fardre/Church Village*
Land fronting and adjoining East Glamorgan Hospital	Church Village*
Garth Olwg Green Square	Church Village*
Central Park	Church Village*
Recreation Ground	Tonteg*
Land at Fairmound Place	Tonteg
Land at Ysgol Ty Coch	Tonteg*
In the Tonyrefail policy area:	
Tyn-y-Bryn Park	Tonyrefail*
Heol-y-Bryn	Hendreforgan*
Hendreforgan Park	Gilfach Goch*
In the Pontypridd policy area:	
Land at Ashford Close	Glyncoch
Lower Pantygraigwen	Pontypridd*
Land at Berw Road	Pontypridd
Steam and hillside, Bodwenarth	Cilfynydd
Streamside, Brookfield Lane	Pontshonnorton
Quarry Park, Lanpark Road	Pontypridd
Coedpenmaen Primary School Fields, Merthyr Road	Trallwn
The Common	Pontypridd*
Pentrebach Tips	Pontypridd

<i>Open space</i>	<i>Area</i>
Ynysangharad War Memorial Park	Pontypridd*
Site of 19-22 Llantrisant Road	Graig
Railway Cutting, Graig yr Helfa Road	Glyntaff
Taff Vale Park: Lewistown Park and land to south	Pontypridd*
Land at Heathfield Villas subway	Treforest
Meadow Street embankment	Treforest*
Land at Morien Crescent	Rhydyfelin
Land fronting Ilan Avenue	Rhydyfelin
Land at Shelley Walk/Tennyson Close	Rhydyfelin
Streamside, Shakespeare Rise	Rhydyfelin
Nant Corrwg/Nant Lonydd	Hawthorn*
Land at Old Nantgarw Road	Tawelfryn
Land at Storehouse Row	Nantgarw
Land at Heol y Coed	Nantgarw
Land at Glan y Ffordd	Taffs Well
Land at Rhiw'r Ddar	Taffs Well

Appendix 10

Open space standards (policies r2, r4 and r5)

For the purposes of policies r2 (sports pitches), r4 (playgrounds) and r5 (informal amenity areas), the Council has adopted the following standards:

Sports pitches:	1.6 to 1.8 hectares per 1,000 population
Playgrounds:	0.2 to 0.3 hectares per 1,000 population
Informal amenity areas:	0.4 to 0.5 hectares per 1,000 population
Ceiling on total open space provision:	2.43 hectares per 1,000 population

For the purposes of these standards, the population of a proposed development is calculated by multiplying the number of dwellings proposed (excluding any retirement homes) by 2.5 persons. The policies set minimum thresholds, below which the requirements do not apply. The policies allow consideration of mitigating factors, such as existing open space provision within reasonable walking distance of the proposed development.

The above standard for playgrounds will be applied as follows:

In developments of this size or above (excluding any retirement homes):	The minimum play area provision shall be:	The minimum separation between the play area periphery and the nearest dwelling shall be:
13 dwellings	100 sq.m. local area for play	5 m.
53 dwellings	400 sq.m. local equipped area for play	20 m.
80 dwellings	600 sq.m. local equipped area for play	20 m.
133 dwellings	1000 sq.m. neighbourhood equipped area for play	30 m.

The above requirements are derived from the County Borough Council's emerging Leisure Strategy, of which the element concerning children's play areas was adopted in September 1997. Developers are advised that the above requirements will be taken into consideration when obligations for play area provision sought under section 106 of the Town & Country Planning Act 1990. The requirements draw upon the play areas standard, which is that 0.2 to 0.3 hectares of space should be provided per 1,000 population. Using this formula and assuming an average household size of 2.5 persons, the requirements relate the minimum size of each

type of play area to the minimum size of development in which a play area will be required. The requirements also specify separation distances between play areas and dwellings, which are considered essential to protect residential amenity.

Appendix 11

Parking guidelines (policy p3)

The following guidelines are extracted from “Parking Guidelines” published in 1980 by the Standing Conference on Regional Policy in South Wales. The full document includes definitions and appendices covering design, examples and landscaping.

Central areas

	<i>Operational requirement</i>	<i>Non-operational requirement</i>
Residential ¹	1 space per dwelling (residents) 2-4 spaces per dwelling (visitors)	Provided in public car parks and in limited waiting on streets
Offices	1 space per 280 m ² .	
Shops	1 space per 400 m ²	
Warehouses	1 space per 345 m ²	
Industry	1 space per 1,000 m ²	
Places of entertainment and hotels ^{2 3}	Minimum 1 space	
Community establishments ⁴	Minimum 1 space	
Educational establishments	Minimum 1 space	

Comment [PG1]:

¹ Consideration should be given in central areas where a residents’ parking permit system exists (particularly for conversions to flats).

² Adequate facilities should be made for dropping off and picking up guests within the curtilage of the site.

³ Hotels may provide non-operational parking for resident guests.

⁴ Hospitals and clinics: operational parking space as required

Residential ^{5 6 7}

	<i>For residents</i> ⁸	<i>For visitors</i> ⁹
Below 28 dwellings per hectare	2 spaces per dwelling	1 space per 3 dwellings
28-72 dwellings per hectare	3 spaces per 2 dwellings	1 space per 3 dwellings
Over 72 dwellings per hectare	1 space per 2 dwellings	1 space per 3 dwellings
One-bedroom flats	1 space per dwelling	1 space per 3 dwellings
Conversion of existing houses ^{10 11}	1 space per dwelling	None
Hostels	1 space per 4-6 students, nurses plus 1 space per resident staff	None
Self-contained old persons' dwellings	1 space per 3 dwellings	1 space per 3 dwellings
Homes for the elderly, children etc.	1 space per resident staff	None

⁵ In the case of public sector housing and housing association developments where there is evidence of low car ownership, regard must be given to the requirements of DoE Housing Development Note VII (1977). Account must also be taken of the recommendation of DoE Design Bulletin 32 (1978).

⁶ On-street parking is only permissible for new developments if the carriageways are the following widths: 6.1 metres for cul-de-sacs; 6.75 metres for other frontage access roads.

⁷ Relaxation of residential standards should only be permitted where this is consistent with street capacity. This situation should be monitored and no further relaxation permitted where a street has obviously reached capacity (this is particularly important when considering conversions to flats).

⁸ Parking for residents within curtilage or immediately adjacent.

⁹ Parking for visitors within curtilage, adjacent to property or in communal lay-bys.

¹⁰ If conversion is for more than six units, visitor parking should be provided on site. Visitor parking for conversions for six or less units is only required if space is available.

¹¹ On-street parking is only permissible for conversions if the road is not a main distributor or bus route.

Offices

	<i>Operational requirement</i>	<i>Non-operational requirement</i>
New offices up to 1,000 m ²	Included in non-operation requirement	1 space per 25-35 m ²
New offices from 1,001 m ²	Included in non-operation requirement	1 space per 30-40 m ²
Redevelopments or extensions ¹²	As for new offices	
Conversions ¹³	As for new offices	

¹² For premises up to a maximum of 200 m² gross floor space, an increase of 20% will be permitted without the need for additional parking. This allowance can only be made once, and any parking displaced must be relocated.

¹³ For conversion of up to 100 m², parking will be required up to the maximum capacity of the site, subject to a minimum of 1 space.

Shops, warehouses and garages

	<i>Operational requirement</i>	<i>Non-operational requirement</i>
Shops up to 200 m ²	Space for 1 commercial vehicle to unload and manouvre	1 space per 60 m ² (employees)
Shops 201-1,000 m ²	Space for 2 commercial vehicles to unload and manouvre	1 space per 20-40 m ² (employees and shoppers)
Shops 1,001-2,000 m ²	Space for 3 commercial vehicles to unload and manouvre	1 space per 20-40 m ² (employees and shoppers)
Shops over 2,001 m ²	Space to accommodate a minimum of 5 commercial vehicles	1 space per 10 m ²
Retail warehouse	As shop of similar size	1 space per 30 m ² (employees and shoppers)
Extensions, conversions ¹⁴	As for new shops	
Wholesale warehouses up to 1,000 m ² ¹⁵	<i>Gross floor area m²</i>	<i>Minimum space m²</i>
	100	70
	250	85
	500	100
Wholesale warehouses from 1,001 m ² ¹⁶	1,000	150
	1001	150
	2000	200
	over 2000	10% of GFA
Garages & service stations ¹⁷	1 car/lorry space per car/lorry bay	2 car/lorry spaces per service bay Minimum 5 waiting spaces per automatic car wash
Car sales premises	None	1 space per 50 m ² (staff & visitors)
Driving Schools vehicle hire & private hire	1 space per vehicle operated	None

¹⁴ For premises up to a maximum of 200 m² gross floor space, an increase of 20% will be permitted without the need for additional parking. This allowance can only be made once, and any parking displaced must be relocated.

¹⁵ If the premises are to be used as a distribution depot, the non-operational parking should be increased to, for premises under 1,000 m², 1 space per 60m², and for premises over 1,001 m², 1 space per 80-100 m². Also, adequate space should be provided to accommodate commercial vehicles that are likely to be parked overnight.

¹⁶ If the premises are to be used as a distribution depot, the non-operational parking should be increased to, for premises under 1,000 m², 1 space per 60m², and for premises from 1,001 m², 1 space per 80-100 m². Also, adequate space should be provided to accommodate commercial vehicles that are likely to be parked overnight.

¹⁷ The non-operational standard includes employees parking.

Industry

	Operational requirement ¹⁸		Non-operational requirement ¹⁹
	<i>Gross floor area m²</i>	<i>Minimum space m²</i>	
Premises up to 1,000 m ² ²⁰	100	70	1 space per 60 m ² above a minimum of 2 spaces
	250	85	
	500	100	
	1,000	150	
Premises from 1,001 m ² ²¹	1001	150	1 space per 80-120 m ²
	2000	200	
	over 2000	10% of GFA	

¹⁸ Relaxation permitted for operational space when special servicing arrangements are made.

¹⁹ Visitor parking is included in non-operational parking.

²⁰ For premises up to a maximum of 200 m² gross floor space, an increase of 20% will be permitted without the need for additional parking. This allowance can only be made once, and any parking displaced must be relocated.

²¹ For premises over 1,001 m², the non-operational standard for the first 1,000 m² is as for premises up to 1,000 m². For floorspace above 1,000 m², the standard is as specified for premises from 1,001 m².

Places of entertainment and hotels

	Operational requirement	Non-operational requirement
Assembly halls ²² (commercial) e.g. bingo halls	Minimum of 1 commercial vehicle bay	1 space per 4-8 m ²
Assembly halls ²³ (social) e.g. community centres, unlicensed clubs	Minimum of 1 commercial vehicle bay	1 space per 6-10 m ²
Hotels ²⁴	Minimum of 1 commercial vehicle bay	1 space per guest bedroom 1 space per staff bedroom
Public houses ^{25 26}	Minimum of 1 commercial vehicle bay	1 space per 3-5 m ²
Licensed clubs	Minimum of 1 commercial vehicle bay	1 space per 3 m ²
Restaurants ²⁷	Minimum of 1 commercial vehicle bay	1 space per 7 m ²
Cafes ^{28 29}	Minimum of 1 commercial vehicle bay	1 space per 14 m ²
Transport cafes ³⁰	Minimum of 1 commercial vehicle bay	1 commercial vehicle space per 2 seats

²² For definition of premises included in this category, see the full document.

²³ For definition of premises included in this category, see the full document.

²⁴ Facilities for non-residents should be assessed by applying the appropriate category.

²⁵ The range in the parking guidelines allow for the distinction between “country” public houses and “suburban” public houses which are likely to have a larger proportion of walk-in trade.

²⁶ The parking requirement will be relaxed for public houses built before 1914 to permit redevelopment or extension up to a 20% increase in gross floor area without extra parking being required.

²⁷ The non-operational requirement for restaurants and cafes in established shopping area may be relaxed if it can be shown that they are “incidental” to the shopping area or where such restaurants are used largely in the evening when adequate parking exists in the vicinity. However, adequate parking for staff should be provided at the rear. (This does not apply to transport cafes).

²⁸ The non-operational requirement for restaurants and cafes in established shopping area may be relaxed if it can be shown that they are “incidental” to the shopping area or where such restaurants are used largely in the evening when adequate parking exists in the vicinity. However, adequate parking for staff should be provided at the rear. (This does not apply to transport cafes).

²⁹ The off-street parking for “take-away” premises should be related to staff requirements.

³⁰ The parking area should be designed to allow vehicles to enter and leave the site in forward gear.

Community establishments

	<i>Operational requirement</i>	<i>Non-operational requirement</i>
Hospitals ³¹	Essential vehicles as required	1 space per resident staff 1 space per consultant 2 spaces per 3 ancillary non-resident staff 1 space per bed (for visitors)
Health Centres	Essential vehicles as required	1 space per practitioner 1 space per ancillary staff Minimum 2 spaces per practitioner and health officer (for patients)
Surgeries	1 space per practitioner	1 space per ancillary staff Minimum 2 spaces per practitioner
Churches	Minimum of 1 commercial vehicle space	1 space per 10 seats
Leisure centres, sports clubs ^{32 33 34}	Minimum of 1 commercial vehicle space	1 space per 3 persons using facility 1 space per 3 spectators (where necessary)
Libraries	Minimum of 1 commercial vehicle space	1 space per 30-45 m ² Minimum requirement 3 spaces

³¹ It is assumed that during the day, out-patients will use the parking space provided for evenings and weekends. If this is not possible, additional parking will be required.

³² If the sports club is licensed, the bar floor area should be related to the public house standard.

³³ Other sports facilities e.g. squash courts, tennis courts, etc., parking should relate to the maximum number of participants plus an allowance of 50% for waiting participants. Also, in certain cases, an allowance should be made for spectators.

³⁴ Consideration should be given in certain circumstances for the provision of a coach parking area.

Educational establishments

	<i>Operational requirement</i>	<i>Non-operational requirement</i> ^{35 36}
Primary Schools / Nursery Schools	Minimum of 1 commercial vehicle space	1 space per classroom plus a minimum of 3 spaces for visitors
Secondary Schools ³⁷	Minimum of 1 commercial vehicle space	1 space per classroom plus a minimum of 3 spaces for visitors
Colleges of Higher and Further Education ³⁸	Minimum of 1 commercial vehicle space	1 space per member of teaching staff. 1 space per 2 ancillary staff. 1 space per 5 students. Minimum of 5 spaces for visitors

³⁵ In addition to the non-operational parking, an area should be provided for the picking up and setting down of school children. The area should be designed to accommodate a coach or bus as well as private cars.

³⁶ Where the school is used for dual social and adult education purposes, the use of hard playground surface for parking is acceptable.

³⁷ In addition, 1 space per 10 pupils over 17 years of age should be provided.

³⁸ Where there is a high level of part-time (day release) students, the standard should be increased to 1 space per 3 students.

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