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Planning Design Economics

LLANHARAN VILLAGE STUDY

Prepared on behalf of Rhondda
Cynon Taf County Borough Council

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EXECUTIVE SUMMARY

Introduction

- This report provides detailed information about Llanharan and makes recommendations on the sustainable enhancement of this key village.
- It considers the supply, nature and quality of local facilities and the extent to which they are presently serving the needs of the local community. On-site research was supplemented by consultation with various stakeholders.
- This approach has enabled us to make recommendations on the need for improvement and development in respect of key sectors such as retail, leisure, community facilities, information facilities, education, health and connections including pedestrian, public and private transport routes and facilities.
- Llanharan has accommodated a relatively large amount of residential development in recent years in relation to its modest size but this has not been replicated in an increased provision of local services and facilities. The result has been an inability to adequately serve the needs of the community and the surrounding villages.

Council's strategy

- Llanharan is located in the Southern Strategic Area of the Borough, where the Council's focus is upon sustainable growth that is beneficial to the County Borough as a whole.
- The Preferred Strategy recognises that Llanharan is less significant than the other key settlements identified in the strategy but it nevertheless benefits from an excellent strategic location close to the M4 motorway and with good links to Bridgend, Cardiff and Llantrisant.

The area

- The Llanharan area has been subject to significant development in recent years and has a number of major developments scheduled for the future, the most significant of which is the Dragon Film Studios at Llanilid.
- Over recent years, the local population in the Llanharan area has grown considerably as a result of new house building. This has placed increased pressure upon local facilities and services, which together with limited expansion of these facilities has ultimately resulted in a shortage of facilities.

Current provision

- Retail provision in the area is mostly low-order in nature and small-scale. Most provision is focussed at the Square in Llanharan.
- Llanharan village provides a focus for most community facilities for the wider area. Both the Llanharan Drop-In Centre and Llanharan Welfare Hall are well-used although are inadequate in terms of size and quality (respectively).

- The area does not benefit from a permanent library facility but is serviced by a mobile library. A variety of day-time and early evening adult courses are run from the Llanharan Drop-in Centre.
- The area is served by three primary schools – Dolau, Brynna and Llanharan, two of which are currently operating at above optimum capacity (using WAG's recommended 90% figure). Dolau primary school is set to be extended in April 2008.
- The majority of children attend one of the three near-by secondary schools - Ysgol Gyfun Llanharan (Welsh Language), Y Pant Comprehensive and Pencoed.
- The Llanharan area is not served by a RCT Local Health Board (LHB) primary care facility. Rather, it is serviced by a branch-surgery of the Medical Centre in Pencoed. No dentist facility is located in the area.
- All three villages are serviced by six small children's play areas and a number of outdoor pitches at Llanilid, Llanharan RFC and Brynna. Oakbrook Park provides a skate park and informal 'kickabout' open space.
- There are a number of small informal open spaces, most of which are incidental to children's play areas. However Brynna Woods represents the area's main informal open space and is very popular with the community. This area is currently in the process of being transferred to the Wildlife Trust as part of a Section 106 agreement associated with a recent residential development.
- The Llanharan area currently has no formal, purpose-built indoor sports facility. However, some existing community facilities (for example Llanharan Welfare Hall and Bryncae Community Centre) are currently used for sports purposes.
- There is limited provision for tourists in the area, although this is not surprising given its location and nature.
- The majority of employment opportunities in each village are provided within local shops, public houses, hairdressers, primary schools and local businesses. However, whilst employment opportunities within the villages are limited there are a number of larger-scale, nearby employment options within businesses such as Sony in Pencoed and Loreal at Talbot Green. The area's close proximity to the M4 motorway and the area's new railway station has increased the sustainable access of employment opportunities.

Vision for Llanharan

- The vision for Llanharan as an attractive, viable and sustainable village which adequately serves the needs of the local population and the smaller, surrounding communities of Brynna and Bryncae and makes a positive contribution to the long term viability of RCT as a whole.
- There is a need for adequate co-ordinated planning to ensure that services are developed in line with this growth and should complement the role of Llanharan as a centre in the future.
- In spite of this, it is neither wished nor expected that Llanharan will develop into a major town. The vision for its development is based upon the expectation that it will remain a large village.

Recommendations

- In relation to retail, the Square should be supported as the centre of Llanharan through policy and development control approaches. The area can also be improved by shop front improvement grants to enhance the quality and appearance of the Square.
- It is recommended that the Welfare Hall and Drop in Centre are enhanced by way of refurbishment or development of new facility on land near the Square. This development should include shared, multi-functional facilities.
- The area would benefit from the development of a permanent library. This needs to include space for expansion as well as ICT facilities, opportunities for virtual learning and training/evening classes. In addition, it is suggested that the E3 programme should be continued and expanded in order to make best use of existing information resources.
- In terms of education provision, implementation of the extension to Dolau primary school is supported and development of new primary school in an accessible location, subject to the scale of growth within the local community is promoted. At the same time, maintenance of existing schools and sharing of school space for community use out of hours should be encouraged, principally through the E3 programme. It is recognised that there may be a possible long-term need for extension to secondary school in the local area although this is dependent on future development.
- It is advised that an open space assessment be undertaken. Amongst other elements, this assessment should seek to examine the adequacy of public open space particularly in relation to drainage, maintenance, accessibility, lighting, associated facilities and play offer. These elements are likely to require attention for the future.
- Policy protection of public open space should be up-held and qualitative as well as quantitative improvements, in line with findings from an open space assessment, should be implemented. An emphasis should be maintained on 'playable spaces' and care should be taken to ensure that improvements to Brynna Woods are implemented in line with the expressed needs of the community.
- A 'door step' sports facility should be established to better cater for the area's indoor sports needs. In addition to this, better use should be made of existing facilities in the local area.
- In terms of health provision, the area requires a new doctor's surgery (RCT LHA) as well as a local dental facility.
- New and improved pedestrian and cycle links to main employment areas should be sought and new skills training needs to be implemented.
- It is advised that enlargement of the area's park and ride car park should be implemented and cycle parking facilities be included. In addition to this, the creation of new car park alongside a new community facility on land between the Square and Petrol Filling Station would be beneficial to ease current parking problems in the area and adequately serve a new community facility development.

- Improved cycle connections should be incorporated into the area and opportunity to develop a community route along the railway line should be further investigated.
- It is recommended that increased frequency of train services should be sought and implementation of initiatives to encourage more public transport use should be realised. Nevertheless, completion of the Llanharan by-pass remains an important objective for the area.
- It is recommended that the long term potential for tourism facilities in Llanharan be considered and opportunities exploited.

Conclusions

- The primary challenge for Rhondda Cynon Taf County Borough Council must be to regain the equilibrium of community facility provision with residential development within Llanharan.
- Recognition of the current and future role of the village and its limits to development is central to the deliverability of change and the long term sustainability of the village.
- The viability and long-term success of the proposals depend upon achieving public buy-in and support for the proposals.
- The real challenge for the village lies in the future through the Council's ability to deliver a change in development trends and to maintain the balance that is needed. This change might be delivered through two separate ways:
 - through planning policy; and/or
 - through the planning obligation system
- Care should be taken to avoid the unnecessary duplication of local provision within the village or in adjoining villages as this might undermine their viability and ultimately result in their inability to remain open.
- Local facilities can be combined into a single building or development to make the most sustainable, efficient and equitable use of land, buildings and resources.
- Proactive approach to establishing maintenance regimes should be assumed.
- The 'no action' option is not appropriate and would result in a continued failure to meet the needs of the community.
- The vision established in this report and the recommendations set out are designed to help deliver Llanharan as a settlement that serves all members of the local community and within which no one suffers from social exclusion or isolation.

1.0 INTRODUCTION

Aims and objectives of the study

- 1.1 This study has been undertaken by Nathaniel Lichfield and Partners (NLP) on behalf of Rhondda Cynon Taf (RCT) County Borough Council in order to inform the emerging Local Development Plan (LDP) process by providing detailed information for Llanharan - one of the key settlements in the Borough.
- 1.2 The Council's LDP Preferred Strategy seeks to promote sustainable regeneration for the County Borough as a whole. In delivering this objective, it adopts a different development strategy for the northern and southern strategy areas.
- 1.3 In the southern area, the focus is upon sustainable growth that is beneficial to the County Borough as a whole whilst in the northern area; the focus is upon the development of sustainable communities and halting the process of depopulation and decline.
- 1.4 The Preferred Strategy recognises the important role that principle towns and key settlements will play in providing services and facilities to local residents and those living in surrounding areas. It states that, where possible, development will be focused upon principal towns and key settlements in order to support their important role as places for social and economic activity.
- 1.5 The Principal Towns are recognised as important hubs for activity and act as gateways for new investment, innovation and sustainable development. The key settlements are smaller but nevertheless provide important services and act as foci for commercial and communal activity.

Figure 1.1: Identified principal towns and key settlements in the Rhondda Cynon Taf County Borough Council (Preferred Strategy)

Principal towns	Pontypridd	Southern Strategic Area
	Llantrisant (inc Talbot)	Southern Strategic Area

	Green)	
	Aberdare	Northern Strategic Area
Key settlements	Tonypandy	Northern Strategic Area
	Tonyrefail	Southern Strategic Area
	Llanharan	Southern Strategic Area
	Treorchy	Northern Strategic Area
	Mountain Ash	Northern Strategic Area
	Porth	Northern Strategic Area
	Ferndale	Northern Strategic Area
	Hirwaun	Northern Strategic Area

1.6 The County Borough Council's aspiration is to create fully functioning, multifunctional sustainable settlements. This means settlements that adequately meet the needs of the local communities that they serve. In particular, this means that they should provide a range of facilities, including shops and services as well as leisure and employment opportunities. In offering this balance of land uses and facilities, the need to travel will be reduced and investment will be retained within individual centres at a level that reflects their role and status within the overall settlement hierarchy. This aspiration thereby underlines the Council's commitment to sustainable development although it is important that the scale of provision should reflect the nature of the settlement and its role within the County Borough.

1.7 The Preferred Strategy recognises that Llanharan is presently less significant than the other key settlements identified in the strategy both in terms of the range of shops, facilities and services that it offers and in relation to the extent to which the needs of the local community are met. It nevertheless benefits from an excellent strategic location close to the M4 motorway and with good links to Bridgend, Cardiff and Llantrisant. It also benefits from a range of development sites which are capable of accommodating significant additional residential and commercial growth in the future. Whilst its influence will be less than that of larger centres such as Llantrisant and

Pencoed, it has the potential to make an important contribution to the local area and to serve surrounding villages such as Brynna and Bryncae.

- 1.8 It is evident both that Llanharan is presently failing adequately to fulfil its intended role and that this failure is having a detrimental impact upon the local communities. This project will therefore consider the current supply of facilities and the extent to which local needs are met. It will also appraise the implications of development in terms of the need for new facilities and make recommendations on the scale and type of additional facilities that should be provided within Llanharan. Although it is not intended to look at particular site opportunities for the development of new and additional facilities, it will identify the broad areas for search and will thereby provide a foundation upon which subsequent work by the County Borough Council is to be based.
- 1.9 This study is well placed not only to inform the LDP process but also to identify the ways in which the Council's strategic aspirations might best be delivered. In so doing, it will also recognise the ways in which the development of Llanharan might reflect the broader aspirations for the achievement of sustainable communities whose local needs are adequately met and which are no longer subject to the continued threat of outward migration and depopulation.
- 1.10 Given the proximity of Llanharan to the villages of Brynna and Bryncae, this report examines the 'Llanharan area' including all three villages.

Overview of methodology

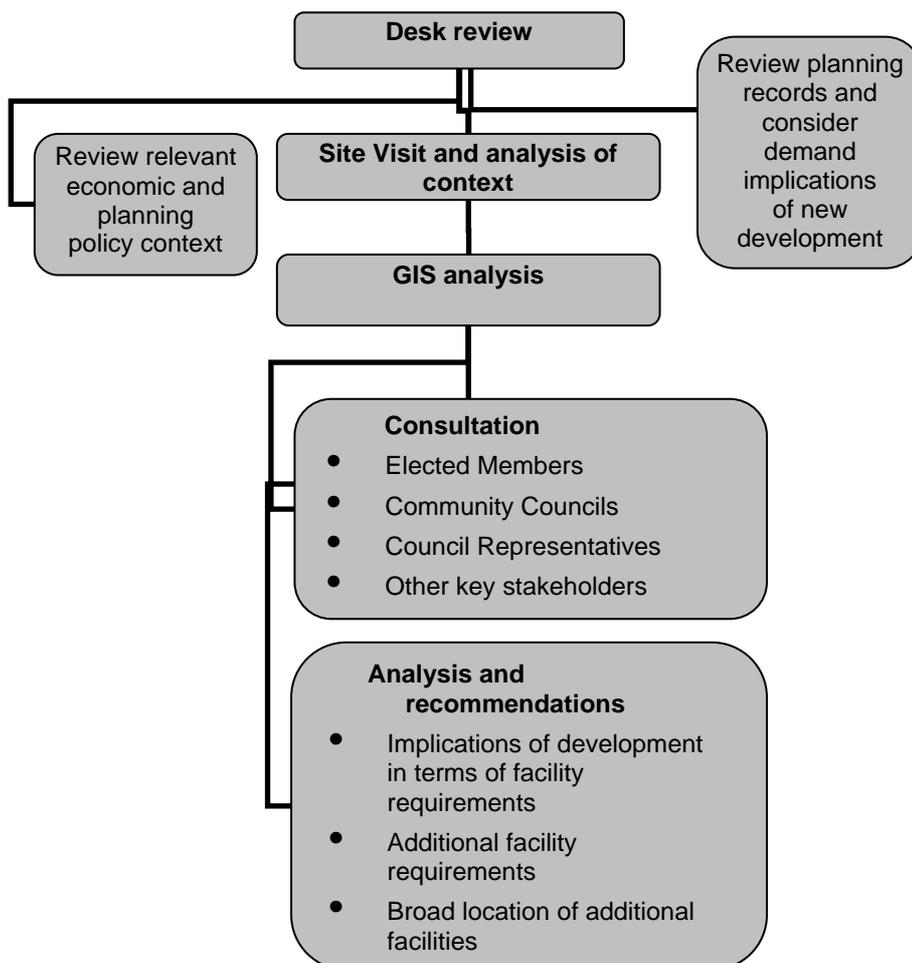
- 1.11 The broad approach to this study is set out below in figure 1.2. A key input into the process has been a detailed review of Llanharan and the surrounding area. This enabled us to consider the supply, nature and quality of local facilities and to identify the various strengths, weaknesses, opportunities and threats of the Llanharan area and – in conjunction with other stages of the methodology – to identify the key areas for development and enhancement.
- 1.12 Our on-site research was supplemented by consultation with various stakeholders (see Appendix 2 for a list of consultees). This sought to gain the views of a range of stakeholders with particular interests in Llanharan, Brynna and Bryncae as well as the professional opinions of those Council officers and elected members with particular responsibility for the area and for the provision of key services. Along with a

background review of existing policies and strategies and an analysis of planning records, this helped to inform our understanding of the local social, economic and environmental context of the Llanharan area and our appreciation of some of the key issues that exist and which are likely to continue to shape the area in the future.

1.13 The use of the Geographical Information Systems (GIS) has been central as an analytical and presentational tool. It has helped to clearly show the relationship between facilities and services and the population that they serve. This has been important in considering the suitability of the current distribution of facilities as well as the most sustainable distribution of facilities for the future.

1.14 This methodology has enabled us to make recommendations on the need for improvement and development in respect of key sectors such as retail, leisure, community facilities, information facilities, education, health and connections including pedestrian, public and private transport routes and facilities.

Figure 1.2: Broad methodological approach to the study



Structure of study

1.15 The report is structured as follows:

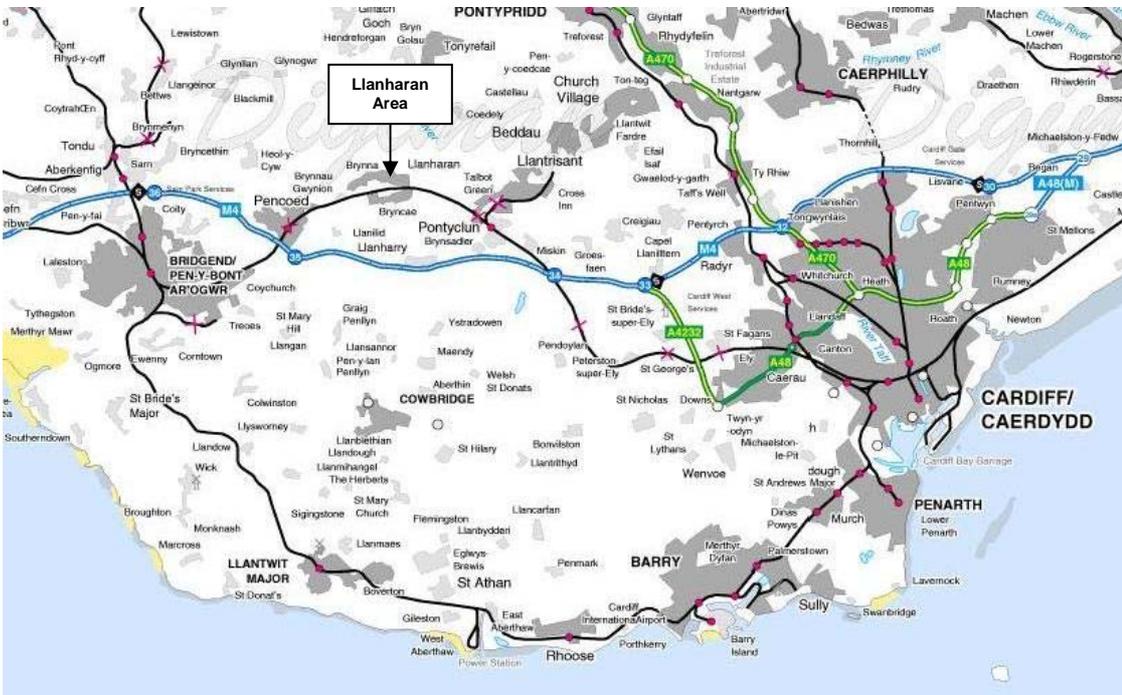
- An appraisal of the existing context of the Llanharan and Brynna ward in respect of population and demographic characteristics; (Chapter 2);
- A review of the range, nature and quality of local facilities (Chapter 3)
- An assessment of the implications of future growth in respect of the need for additional facilities and the achievement of balanced and sustainable development (Chapter 4);
- A review of the specific requirements for particular topic areas (Chapter 5); and
- Conclusions and recommendations (Chapter 6).

2.0 LLANHARAN AREA PROFILE

Location

2.1 Llanharan village is located north of the A473 (Bridgend Road) which links Bridgend in the west and Talbot Green in the east. This road connects onto Junction 35 of M4 in the west and Junction 34 of the M4, via the A4119 in the east.

Figure 2.1: Location map showing the Llanharan area



2.2 Llanharan is located to the extreme south-west of the County Borough of RCT within the Taff Ely area. The Vale of Glamorgan County is located some 2 kilometres to the south whilst Bridgend County Borough is approximately 2 kilometres to the west. Cardiff is located approximately 20km to the south-east.

2.3 The villages of Brynna and Bryncae are located in close proximity to Llanharan. Bryncae is closely located to the south-west of Llanharan, accessible via Bridgend Road (A473) and Brynna is located to the north-west, accessed via Hillside Avenue off the Square in Llanharan. These smaller settlements are heavily reliant upon Llanharan for a range of services and facilities and this report therefore refers to them all collectively as 'the Llanharan area'. History

- 2.4 Along with many other areas in South Wales, Llanharan thrived during the industrial revolution. Tin and coal mines in the region provided new residents with employment as the opening of the South Wales Railway in 1850 led to a marked increase in development and economic activity in many Welsh mining villages.
- 2.5 During the late nineteenth century, the collieries surrounding the north and west of Llanharan village grew significantly. New houses were erected in the village in order to accommodate the colliers and their families and by the turn of the 20th century Llanharan village accommodated just over 1,000 people.
- 2.6 The area continued to flourish up until the 1960's, when the decline of heavy industry in Wales led to the economic depression of many Welsh mining settlements. The Llanharan area has remained relatively economically deprived since, although its proximity to the M4 motorway offers its residents easy access to the rest of South Wales and beyond. This has had an important bearing upon the role and nature of the settlement. The re-opening of the railway station in 2007 has also improved the area's accessibility to larger settlements such as Cardiff and has contributed to the recent identification of Llanharan as one of the County Borough's key settlements for sustainable development.

Profile

- 2.7 Llanharan village is made up of a number of building types. 'The Square' area is formed by a number of period buildings constructed of local brown stone. Bridgend Road forms one of the main arterial roads running east-west through the village towards Bryncae. After the Powell Duffryn Colliery opened in the 1920s, Llanharan expanded westwards along this road now typified by early twentieth century terrace housing on either side, interrupted by newer developments adjacent to Llanharan Rugby Football Club and at the former Powell Duffryn Colliery site.
- 2.8 Meiros Valley is located north of the Square and accommodates some 18 detached log cabins. This is a relatively new development which varies from the predominant stone and render built houses in the area.
- 2.9 The villages of Brynna and Bryncae are similarly both located alongside arterial roads, Brynna Road and Bridgend Road respectively, and are linear in nature.
- 2.10 The largest grouping of community facilities in the Llanharan area is located around the Square. This area represents an attractive geographical focus for village life and

is formed by the junctions of Hillside Avenue and Talyfan with Bridgend Road (A473). However given its position along a main road junction it is prone to congestion, particularly at peak times. The Square includes a public house / hotel and a row of shops which includes a pharmacy, a convenience store and a Post Office. A number of other shops and services are located just off the Square along Chapel Road. The Church of Ss Julius and Aaron is located off the Square via Talyfan.

Figure 2.2: The Square, Llanharan



Figure 2.3: The High Corner public house and hotel, the Square, Llanharan



Figure 2.4: Southern side of Chapel Road, Llanharan



Figure 2.5: Church of Ss Julius and Aaron, Talyfan, Llanharan



2.11 Llanharan railway station is located immediately west of the Square and reopened in December 2007 having been closed for over 40 years. To the south of the Square and separated by the railway line is a small cluster of public facilities including the Rugby Football Club, Llanharan Community Development Project Drop-in Centre, Llanharan Community Recreation Centre (known locally as the Welfare Hall) and two sports pitches and Carmel Chapel.

2.12 Neither Brynna nor Bryncae benefit from such a sizable cluster of community facilities; however they both have a number of facilities including small-scale retail outlets, primary school, places of worship and community centres.

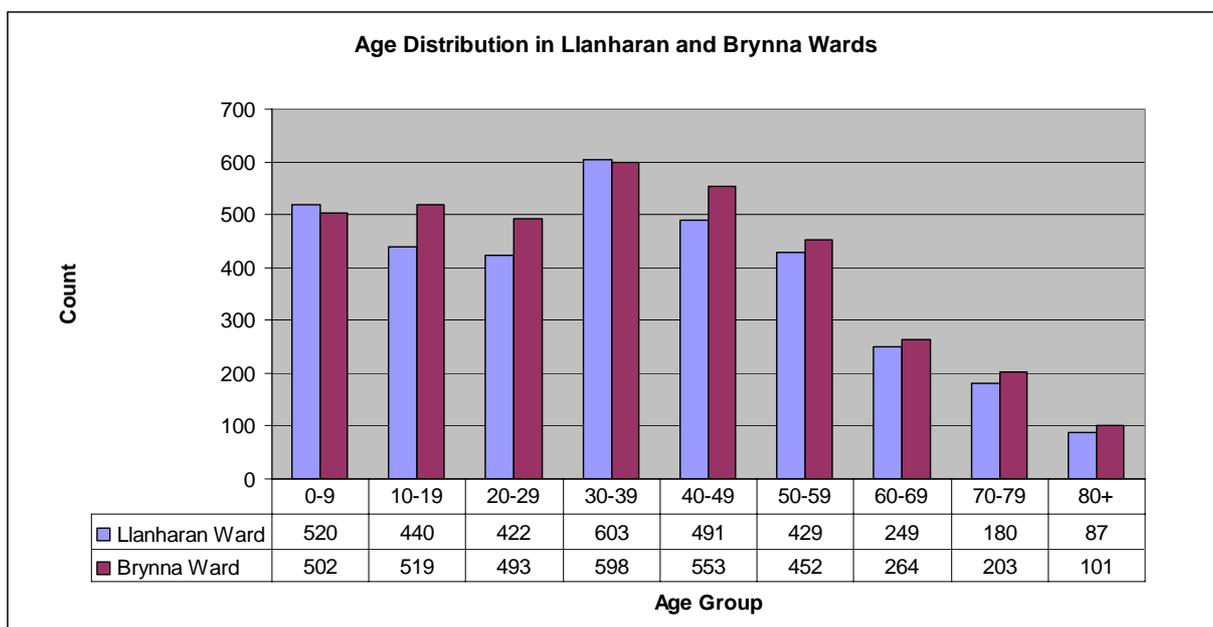
Ward Populations

2.13 The wards of Llanharan and Brynna form the Llanharan area. The ward of Llanharan has a population of 3,421 (Census 2001) whilst Brynna ward has 3,658 residents (Census 2001) – a combined population of 7,079.

2.14 Closer examination of the ward populations reveals very similar age distributions. The most common age group in both wards is 30-39 (counts of 603 [18%] and 598 [16%] respectively) and the least common cohort is the over 80 group (counts of 87 [3%] and 101 [3%] respectively). 85% of Llanharan's population and 84% of Brynna's population is under the age of 59, whilst 28% of both Llanharan and Brynna ward populations are under the age of 19. This age profile is an important consideration in determining the future public facilities for the village.

2.15 Figure 2.6 shows there to be a fairly even age distribution within the two wards, notably from ages 0 up to 59 years. This has implications on the community facilities required for the area as it is understood to create a fairly even pressure on a wide variety of community facilities from primary schools and nurseries to sports facilities. No one age group exhibits an overwhelming majority and therefore an express need for specific community facilities.

Figure 2.6: Age distribution in Llanharan and Brynna wards

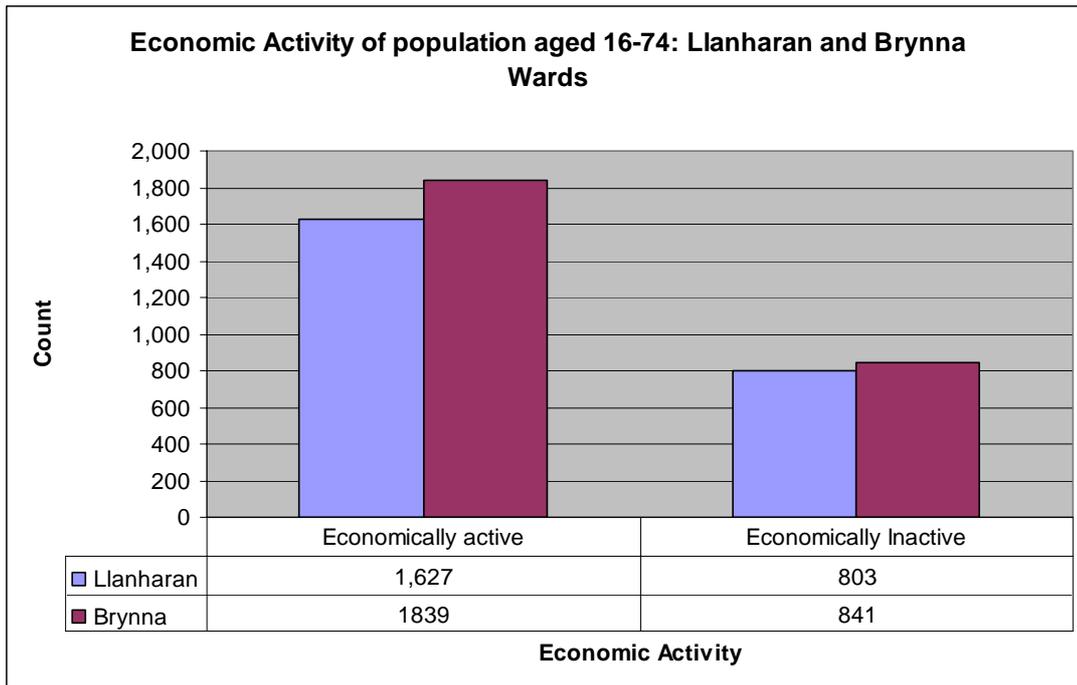


(Source: ONS, Census 2001)

Economic Activity

- 2.16 As would be expected, given their proximity and similarities, the two wards are alike in terms of their economic profile. Based on the 2001 census 67% (1,627 count) of the population aged between 16-74 in Llanharan were economically active whilst 33% (803 count) were economically inactive. 69% of the population aged between 16-74 in Brynna ward were economically active whilst 31% were inactive.
- 2.17 Of those considered economically active in Llanharan, 68% were in full-time employment and 14% were employed on a part-time basis, compared with 67% and 17% respectively in Brynna ward. 11% of the economically active people in Llanharan were self-employed, compared with 9% in Brynna whilst 4% in each ward were temporarily unemployed in each ward. The remaining 3% in Llanharan and 4% in Brynna were students.
- 2.18 Of those categorised as economically inactive, in Llanharan 31% were retired, 27% were permanently sick / disabled, and the remaining 42% comprise individuals looking after family / home and students. In Brynna, 32% were retired, 29% are permanently sick / disabled and the remaining 38% were comprised of individuals looking after family / home and students.

Figure 2.7: Economic activity: Llanharan and Brynna wards



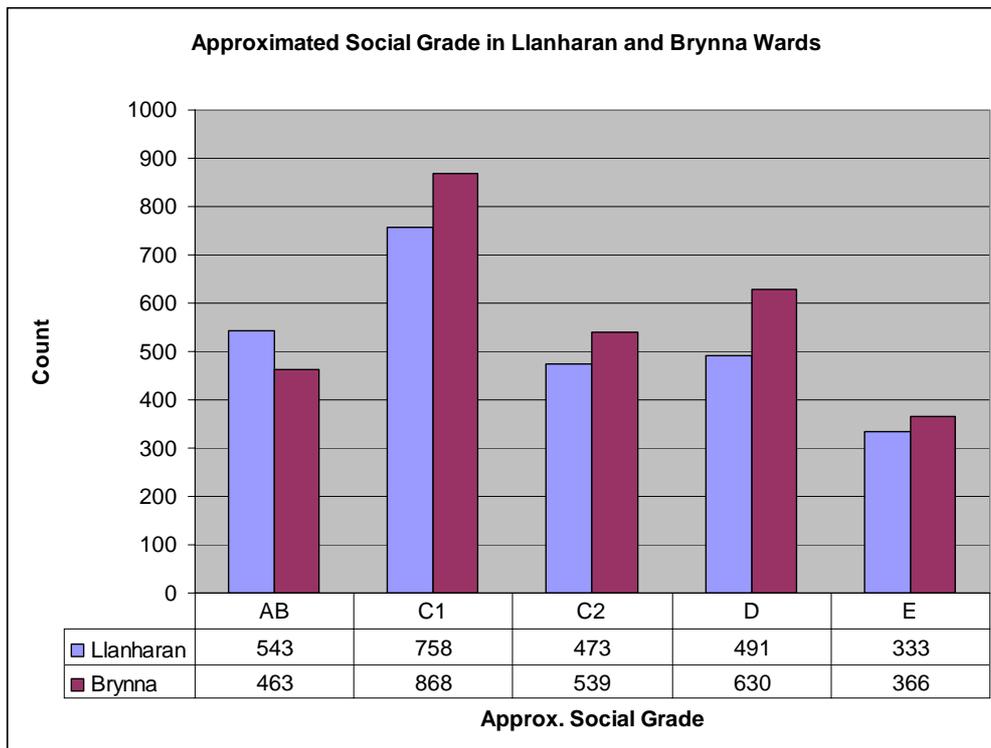
(Source: ONS, Census 2001)

Approximate Social Grade

2.19 Almost one third of the population (758 people in Llanharan and 868 in Brynna) have the social grade “C1”, defined as ‘supervisory, clerical, junior managerial, administrative and professional’ employees. 543 (20%) people in Llanharan are classed as the highest social grade “AB” defined as ‘higher and intermediate, managerial, administrative and professional’ employees. Brynna has a slightly smaller count of 463 (16%) people as “AB” social grade. The remaining 37% of Llanharan’s population is described as manual workers (18% skilled, 19% unskilled). Brynna has slightly higher percentage at 41% (19% skilled and 22% unskilled). 13% in each ward are defined as the lowest grade; individuals who are unemployed, on state benefit, or of the lowest grade workers.

2.20 Both wards illustrate a high percentage of lower skilled (C2/D/E social groups) groups. This predominance has implications for future job growth in that future employment development should be appropriate to the skills base of the area. Llanharan and Brynna ward’s proximity to the M4 is an important locational advantage for this area.

Figure 2.8: Approximate social grade in Llanharan and Brynna wards

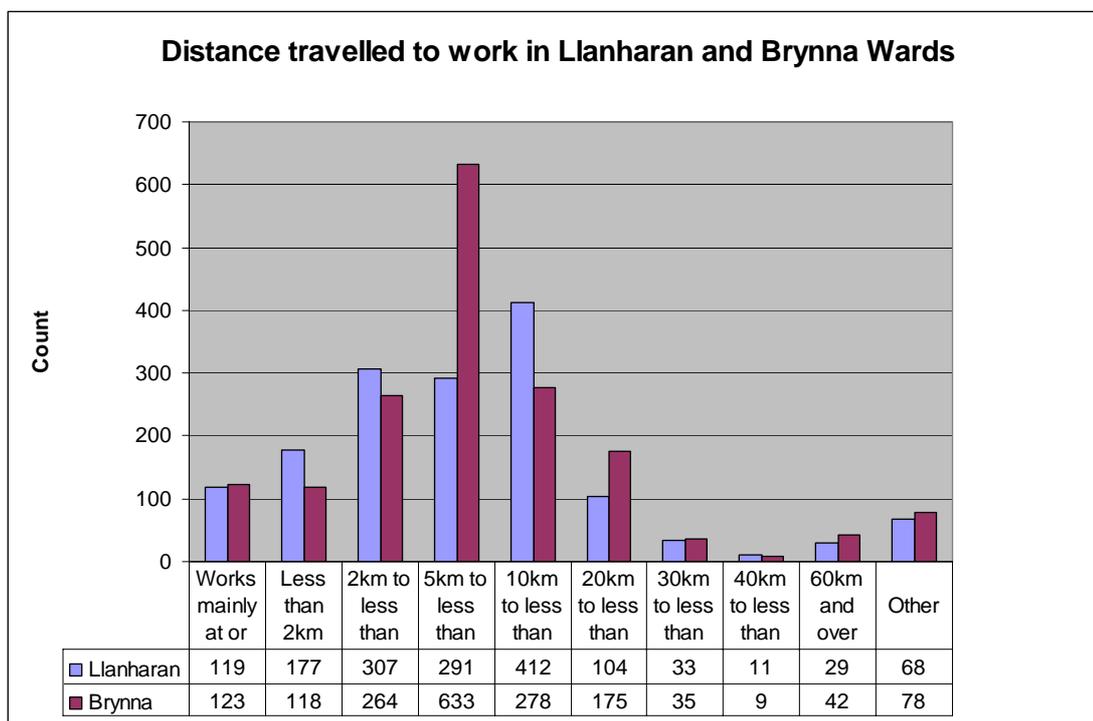


(Source: ONS, Census 2001)

Distance Travelled to Work

- 2.21 Most people in Llanharan ward travel between 10-20km to work, with the number significantly decreasing for all distances over 20km as the two major employment centres at Cardiff and Bridgend are both located within 20km of the ward.
- 2.22 Most people in Brynna ward travel the reduced distance of 5 to 10 km to work, although a slightly larger proportion travel between 20 and 30 km from Brynna than from Llanharan. See Appendix 9 for a map illustrating distance rings around Llanharan. The map clearly shows Cardiff to around 20km away and Bridgend between 5 and 10 km.
- 2.23 The fact that people tend to travel relatively short distances to work is important in contributing towards the sustainability of the Llanharan area. Good access to employment is vital to achieving sustainable settlements.

Figure 2.9: Distance travelled to work in Llanharan and Brynna wards



(Source: ONS, Census 2001)

SWOT analysis

2.24 Following a desk-based research, site visit and consultation with key stakeholders, consultants were able to reach an understanding of the various general strengths, weaknesses, opportunities and threats to the Llanharan area.

Strengths

2.25 The Llanharan area benefits from an excellent strategic location within the M4 corridor. Both junctions 34 and 35 are easily accessible and provide rapid access to larger settlements such as Bridgend, Cardiff, Newport as well as more distant centres such as Bristol and London. This excellent strategic location has resulted in a wide range of companies and employers moving to the region in recent years.

2.26 The reopening of Llanharan railway station represents a key strength for the village and the surrounding area. Consultation interviews confirmed that services are relatively popular with residents. Currently the railway station operates hourly services to centres such as Swansea, Bridgend and Cardiff although Council aspirations to increase the frequency of services to half-hourly services will enhance this current

strength and establish a more sustainable future of the area. Further increases in the frequency of services will not be possible due to the limited capacity of this busy railway line.

- 2.27 Another key strength is the Square. This area provides an attractive concentration of services for villagers and comprises a pleasant collection of period, stone buildings. This strong geographical cluster of services provides a coherent centre for the village and the wider area. It allows residents to undertake linked trips which may reduce the need to travel.
- 2.28 Following a number of interviews, the Llanharan Community Development Project (Drop-in Centre) was identified as a particularly popular community facility. This facility was commended for its inter-generational appeal and multi-functionality. In addition the Llanharan Community recreation Hall (Welfare Hall) was also identified as a key community facility for Llanharan and the wider Brynna and Bryncae communities. Currently the hall is used by the community for a variety of uses including bowls, archery and pre-school events associated with the area's local primary schools and playschemes in the summer months.
- 2.29 Lastly, whilst Ward members and Community Council expressed concern with the level of development located within the area in recent years, there are definite benefits arising from this. Development has increased and diversified the local population which may positively contribute to the diversity and economic viability of the area.

Weaknesses

- 2.30 As well as strengths, the Llanharan area also exhibits a number of weaknesses, the first being a lack of designated, free car parking within the village centre predominantly around the village Square in Llanharan.
- 2.31 The area does not benefit from a (RCT Local Health Board) primary health care facility. Instead the area is dependent on a small, branch-surgery which is associated with an existing Bridgend LHB doctor's surgery in Pencoed. In addition to capacity concerns, this has created some difficulty for RCT residents in joining this surgery as Bridgend County Borough residents are given priority. The implication is that many people are forced to travel further than is desirable to access medical services.

- 2.32 The area does not have a purpose-built indoor sports facility. This has resulted in existing community facilities such as the Llanharan Community Recreation Hall (Welfare Hall) hosting sport-related activities, which in some cases could be better catered for in purpose-built facilities. In other cases, specific sports requiring distinct spaces or equipment cannot be catered for by existing local facilities.
- 2.33 Current community facilities are reaching their maximum capacity and suffer from reduced quality. For example the Llanharan Community Recreation Hall (Welfare Hall) is used extensively but is in a poor condition and appears rather dated in appearance. The Llanharan Community Development Project (Drop-In Centre) is similarly fast approaching its maximum capacity and requires more space. The fact that these two services are reaching capacity serves to limit the potential for the long-term satisfaction of local needs.
- 2.34 Bryncae sports pitch, referred to as Llanilid Recreation Ground, has no changing-room facility. It is located approximately 500 metres along Llanharry Road from Bridgend Road, to the south of the settlement. The Recreation Ground is fairly inaccessible, partly due to its location but also due to the small number of footpaths which link it to the main settlement. In addition this facility is not well drained. Consultation revealed that these issues create problems for teams using the area.
- 2.35 Llanharan village centre has a partly constructed (approximate capacity 15 cars) free car park adjacent to the new railway station. It is understood that the construction of the car park will be phased to accommodate 50 car parking spaces when finished; it presently does not incorporate car park lighting. On all site visits, this car park has been full, presumably with park and ride users associated with the railway station. In addition to this there are a number of un-restricted, on-street car parking opportunities along Hillside Avenue and Chapel Road, although the narrow nature of these roads restrict car parking opportunities.
- 2.36 There are also three car parks which are available to patrons of the High Corner Public House and Hotel, Llanharan Community Recreation Centre (Welfare Hall) and the Rugby Football Club. The car parks associated with the latter two facilities are used by the community on an informal basis, in the absence of a designated free car park.
- 2.37 Pedestrian and cycling linkages within the Llanharan area is restricted. In particular Llanharan village Square was identified as problematic for pedestrians at peak times.

In addition, consultation highlighted a feeling that more recent developments had not been successfully integrated into the area both in terms of walking and cycling linkages. In addition, the new park and ride car park does not benefit from cycle parking provision and other recent residential development was seen to focus heavily on the car. This undermines the sustainability of the settlement and the ease of access.

Opportunities

- 2.38 The Llanharan area encompasses numerous positive opportunities for the future. Firstly, the new railway station and Council aspirations to increase the frequency of railway services have helped to improve the village's access to important employment centres such as Cardiff and Bridgend. Plans to improve upon this facility will serve to further improve sustainable access.
- 2.39 In terms of community facilities, proposals have been discussed for a combined new library, community use and ICT centre at the Llanharan Community Recreation Centre (Welfare Hall). Presently this facility is in poor condition and appears dated. Whilst it is important to the community, it does not presently fulfil its potential. Depending on whether funding can be secured, a new multi-functional facility may prove a valuable community asset for the Llanharan area.
- 2.40 Llanharan's geographical proximity to Bryncae and Brynna means that there are opportunities for community facilities to be shared and coordinated between these three settlements. This may have the effect of improving facility provision without the need for large extra investment.
- 2.41 Consultation revealed a possible development site located between the existing Petrol Filling Station and Londis convenience store and the Square. This is ideally situated to accommodate necessary additional facilities to serve the village and to strengthen the village centre.
- 2.42 Historically it appears that the identities of Brynna, Bryncae and Llanharan have been rather separate. The area has changed over time and their boundaries have merged, such that these three settlements can no longer be considered in terms of community facilities as separate entities. This creates the potential to improve the viability of community facilities and to best serve the needs of the three communities. Although these are separate villages which fall within two wards, attention should be given to

the ways in which the Llanharan area (Brynna, Bryncae and Llanharan) might be enhanced in a coordinated manner, as only by adoption of this approach will the area's full potential be achieved.

- 2.43 The village of Bryncae is located a short distance away from the Dragon Studios, Llanilid Business Park proposed at the former Llanilid opencast mine. Phase 1 is currently under construction (Silent Stages and Infrastructure). It is understood that the next phase will comprise the Sound Stages. The site has planning permission for a leisure complex including a golf course and multiplex cinema, film studios including a film academy and film backlots and other associated developments including a hotel, conference centre and health spa. Discussions with the developers are positive in terms of development implementation and it is expected that the development will be phased over a 15-20 year period. The implications of this development will be substantial in terms of local investment, job creation and the resultant enhancement of facilities and services.
- 2.44 Infrastructure works such as the Llanharan by-pass and a new junction onto the M4 motorway are dependent on the development of the Dragon Film Studio. Development of these two infrastructure works coupled with the major development of the Dragon Film Studios offers huge potential for the area. However, it is important that such a large-scale development is properly planned for and that it is sustainable in nature.

Threats

- 2.45 Alongside these opportunities for the Llanharan area, there are a number of threats which necessitate forward-thinking to minimise adverse impacts for the area. Whilst the recent increase in local population has the potential to support the area's viability, it also brings the threat of creating a dormitory, commuter village.
- 2.46 Further, the proposed development at Llanilid and its large scale and complex nature will impact heavily in both positive and negative ways on the Llanharan area. However there are risks that some elements of this large scheme will not reach fruition without bringing key infrastructure projects such as the new motorway junction and the Llanharan by-pass.
- 2.47 Consultation revealed inadequacies in the amount and range of developer contributions which have been sought in the past for development. The Council need

to invest in a firm evidence-base and policy framework such as the emerging Supplementary Planning Guidance (SPG) on planning obligations. This will go some way towards ensuring adequate planning obligation payments in the future, although there is a continued danger of not attracting sufficient funding from this source to the continued detriment of the local area.

2.48 Lastly, with the recent opening of the new railway station, increased pressure has been placed on the small (partly constructed) adjacent car park. This area has become congested and discourages use of park and ride.

2.49 With the advent of Council aspirations to increase the frequency of the rail services the phasing organisation is important in order to ensure car parking provision does not become an increasing issue.

Figure 2.10: SWOT analysis of Llanharan village

<p>Strengths</p> <ul style="list-style-type: none"> • Excellent strategic location within the M4 corridor • Attractive and coherent concentration of community facilities on the Square, Llanharan • Successful and popular Llanharan Community Development Project (Drop-in Centre) • New railway link to Cardiff and Swansea • Increasing population and prospective critical mass required to enhance village facilities 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Lack of formal, designated car-parking in Llanharan village • Dated Llanharan Community Recreation Centre (Welfare Hall) • Lack of a tourism role for the area • Bad pedestrian linkages on the Square due to the busy A473 (Bridgend Road) • Lack of pedestrian and cycling linkages within the area especially within newer developments • Bad public transport particularly buses on Sundays and in the evenings • Bryncae playing fields – no changing room facilities • No RCT LHB primary health care facility • No indoor sports facility • Lack of service and community facilities
<p>Opportunities</p> <ul style="list-style-type: none"> • Improvement in the frequency of trains from the new railway station 	<p>Threats</p> <ul style="list-style-type: none"> • Dragon Film Studios decide not to invest in the Llanilid site and subsequent failure to provide the

<ul style="list-style-type: none"> • Dragon Film Studios, Llanilid Business Park and associated works has the potential to significantly raise the tourism profile of the area, part fund the Llanharan bypass and the new junction with the M4 motorway • A number of derelict/vacant buildings 'The Old Post' shop on Bridgend Road and derelict chapel adjacent to Dolau Primary School, Bryncae. • Potential development site adjacent to the existing Petrol Filling Station. • Coordination of community facilities with neighbouring villages of Brynna and Bryncae - potential for higher-quality, shared facilities. • Potential for a new combined leisure and library at the Llanharan Community Recreation Centre (Welfare Hall) 	<p>Llanharan by-pass and new linkage with the M4 motorway</p> <ul style="list-style-type: none"> • Potential for the Llanilid site to incorporate a much larger proportion of residential uses rather than business and leisure uses as detailed in the outline planning permission • Failure to collect adequate section 106 payments for future development in and around Llanharan • Impact of the changing village demographics – potential threat as a commuter village • Increased popularity of the railway station may result in increased pressure on the partly constructed existing park and ride car park – phasing coordination is required
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Area development

2.50 The Llanharan area has been subject to significant development in recent years and has a number of major developments scheduled for the future. This section briefly details the location and scale of recent and possible future development.

Approved development

2.51 A Council search of all major applications in the last five years identified 20 major applications within the villages of Brynna, Bryncae and Llanharan. The list below includes refused and withdrawn applications but, of those which were granted, most featured residential proposals at 8 development sites, approving about 644 new dwellings (see figure 2.11). These 8 developments would together have the capacity to accommodate between 1450 and 1550 residents at typical rates (i.e. 2.2 – 2.4 persons per dwelling).

Figure 2.11: Approved residential development sites in Llanharan and Brynna (last 5 years)

	Site	Scale of proposal
1	Land at Brynna Wood (Site A & Site B)	Indicative layout plan suggests 41 and 82 residential dwellings (Outline) (awaiting construction)
2	Meiros Valley, off Seymour Avenue	18 residential (log cabin) dwellings (construction is complete)
3	Land Adjacent to Llanharan Rugby Club	7 residential plots (currently being constructed)
4	Llanilid OCCS Workshops	140 residential dwellings (currently being constructed)
5	Former Timber Yard, Bridgend Road	42 residential dwellings (construction is complete)
6	Former Primary School, Chapel Road	20 apartments (currently being constructed)
7	Bryncae Industrial Estate (Gwyn Humphries site)	44 dwellings (resolution to permit)
8	Land at Former Llanilid Open Cast Coal Mine	Outline permission for approximately 210-250 dwellings
		MAXIMUM NO. DWELLINGS APPROVED: 644

2.52 Appendix 4 provides further details of all applications in the Llanharan and Brynna wards including those which were withdrawn, refused or related to non-residential elements.

2.53 Appendix 5 illustrates the locations of all recently approved developments. The map illustrates the significant scale of approved development in the area, particularly to the south of Bryncae at Llanilid (main planning application: LPA Ref: 01/2815/13). This development is located approximately 1500 metres south-west of Llanharan Square and has permission for the following:

“Proposed film studios complex including production and post production facilities, administration, core services, celebrity residences, parking, a film backlot, a golf course and club house and a film academy. Leisure complex including leisure attractions, themed retail outlets, restaurants/fast food counters, a multiplex cinema and parking. Associated developments comprising hotel and conference centre with health spa, offices, business parks, warehousing and light industrial, hospital, budget hotel and Petrol

Filling Station. A new motorway junction, new roundabout on the A473 and pedestrian and cycle routes throughout the site”.

(LPA Ref: 01/2815/13)

- 2.54 The first phase of this development has commenced and the whole scheme is likely to be implemented in the coming 15 to 20 years. By virtue of its large scale, consideration should be given to the long-term sustainability and integration of these developments into the local area.

Potential Future Development Sites

- 2.55 The County Borough Council Preferred Strategy identifies a number of candidate non-strategic and strategic development sites throughout Llanharan and its surrounding area.
- 2.56 All identified sites are currently being assessed by the County Borough Council, with the most suitable sites being taken forward into the Deposit Draft LDP.
- 2.57 There are 2 Strategic Sites identified, located alongside one another. The first is referred to as ‘Llanilid OCS’ and measures 112.16 hectares and appears as the most northerly strategic site in Appendix 6. It is proposed to accommodate residential development, open space, a neighbourhood centre, primary school and infrastructure. The second strategic site is ‘Land at Llanilid OCS (Dragon Studio)’. It measures 295.45 hectares and is proposed to accommodate a mixed-use development. Development has been permitted on parts of both sites. In the event that the Llanilid development goes ahead, consideration will be needed regarding the way in which the new neighbourhood centre is to be coordinated with the existing provision at Llanharan.
- 2.58 There are 10 candidate non-strategic sites in Brynna and 14 candidate non-strategic sites in Llanharan. All but 4 of these (Site ID: 271, 351, 398 and 476) are entirely residential in nature. Most predominately under 3 hectares in size but range in size from 0.34 hectares up to 33.49 hectares. Whilst the Council has yet to determine which candidate sites are to be taken forward, the number of sites that have been put forward clearly highlight the pressure for more development in the area.

Surrounding area

- 2.59 The village of Llanharan cannot be considered in isolation. As set out above it is located alongside Brynna and Bryncae to form a wider settlement area. The identified strategic sites located at Llanilid are identified in the RCT Council Preferred Strategy. Although in the Strategy this is identified as being in Llanharan, it is actually some 1.5 kilometres from Llanharan Square and located closer to Brynna village. Development at Llanilid will undoubtedly have implications for the entire Llanharan area and needs to be properly planned for in order to capture maximum benefits for the future.
- 2.60 In terms of public facilities, Llanharan was found to operate as a key community facility provider for the wider area including Brynna and Bryncae. For example, Llanharan Medical Centre is located within Llanharan but serves all three villages. The Community Development Project (Llanharan Drop-in Centre) hosts a number of adult learning courses which are attended by residents from all three communities. Dolau, Brynna and Llanharan Primary Schools service each village although Dolau provides for Welsh speaking children. In terms of sports provision, Llanharan RFC provides an important rugby playing pitch, club premises and stands for the wider area.
- 2.61 The way in which the Llanharan area interacts with larger settlements, often within the neighbouring Local Planning Authority such as at Pencoed, is also an important consideration.
- 2.62 The surrounding larger settlements are key employment centres for the area and also provide important larger-scale community facilities such as secondary schools (Pencoed and Llanharry), leisure centres and swimming pools (Llantwit Fardre and Llantrisant), food stores (Tesco at Talbot Green) and libraries (Llanharry, Pencoed, Llantrisant and Talbot Green). Although it is to be expected that such larger centres play a bigger role, it is important that Llanharan's lesser role is nevertheless maintained and improved for the future. Good access between these larger centres and smaller centres is paramount.

3.0 CURRENT FACILITIES IN THE LLANHARAN AREA

- 3.1 This chapter outlines the existing current supply of public facilities in the Llanharan area. It provides information on the quality, quantity, distribution and current capacity of such facilities and provides the basis for chapter 5 which outlines the required future elements for the area.
- 3.2 The location of all existing public facilities within the Llanharan area is defined in Appendix 7 and is listed in figure 3.9.

Retail

- 3.3 Current retail provision in the area is mostly low-order in nature and small-scale. The largest retail outlets are Londis at the Petrol Filling Station and the Corner Shop at the Square. The overall retail offer within the Llanharan area is limited and the vast majority of residents travel elsewhere for their larger, weekly shops.
- 3.4 A noteworthy retail element in Llanharan village is the Llanharan Community Shop, opened in 2005 to raise money for various community clubs and groups. Local consultation revealed that this facility is as an important fundraiser for the area.

Community facilities

- 3.5 Llanharan village provides a focus for most community facilities for the wider area.
- 3.6 A very popular community facility is the Llanharan Community Development Project (Llanharan Drop-in Centre). The drop-in centre is located off Bridgend Road, close to the central Square in Llanharan. It provides an intergenerational venue for adult learning classes, surgeries associated with the Job Centre Plus and RCT Housing Services and a recreational outlet for community groups in the area. In addition to these services, the centre has a small café and provides a free crèche during courses. The facility is open daily between 9am and 4pm, with classes operating into the early evenings. Local consultation suggests that this venue is currently functioning at close to capacity, which threatens its ability to meet future needs in the community.

Figure 3.1: Llanharan Community Development Project (Llanharan Drop-in Centre)



3.7 The Llanharan Community Recreation Hall (Welfare Hall) is also centrally located and is positioned directly opposite the Drop-In Centre. It provides a long, rectangular hall area and changing room facilities. Despite the hall's apparent poor state of repair, it represents an important informal, indoor sports facility for two popular clubs (indoor bowls and archery) and complements the adjacent recreation ground located next to the facility. The hall is also used by local primary schools for after-school and playscheme activities. Consultation raised concerns with its poor build-quality and state of repair which has impacted upon running costs of the hall, creating future viability issues.

Figure 3.2: Llanharan Community Recreation Hall (Welfare Hall)



- 3.8 Llanharan also has a number of other community facilities; these include Llanharan Senior Citizen's Hall and Llanharan Rugby Club hall, each of which may provide a small venue for community club meetings, private parties or public meetings. The rugby club in particular is of recent construction and may potentially provide a good-quality facility for the community, albeit that this would be subsidiary to its main role as a clubhouse.
- 3.9 In addition to these facilities in Llanharan, the villages of Bryncae and Brynna both have relatively new and good quality community centres, whilst Brynna also benefits from an OAP hall. All of these facilities provide small-scale venues for use by the immediate community.
- 3.10 Some local churches and chapels are used for various community clubs ranging from scouts, cubs and beavers to facilities for the elderly.

Access to information

- 3.11 The area does not benefit from a permanent library facility but is serviced by a mobile library. This visits the area fortnightly on Wednesdays, stopping at a total of 7 stops in all three villages (4 in Llanharan, 2 in Bryncae and 1 in Brynna) between the hours of 11 am and 3.25 pm.
- 3.12 The service provided by the mobile library is insufficient for the needs of the area. Although the service may be useful for less mobile users, the low frequency of scheduled visits, the day-time operating hours and limited range of facilities available in a mobile facility restricts the usefulness of the facility to the residents of the area.
- 3.13 The nearest permanent library is located at Llanharry, 3 kilometres south of Llanharan village. Llanharry is accessible via public bus from Llanharan and Brynna, Monday to Saturdays, but in the day-time only. This library is too far away from Llanharan to adequately serve the local community and may prove problematic for residents wishing to access the library via public transport after work.
- 3.14 A variety of day-time and early evening adult courses are run from the Drop-in Centre. Courses include subjects such as art history, computing, Welsh and painting. All courses are well subscribed although the drop-in centre has limited space for expansion, leaving limited potential for future growth of services to accommodate more people.

- 3.15 In addition, the local primary schools are used by the community. Llanharan Primary school undertakes adult literacy and ICT training for adults during school times. Dolau Primary School is used for children's swimming lessons out-of-hours. Brynna Primary School is also used for adult education for the community during the evenings.

Education

- 3.16 The Llanharan area is served by three primary schools – Dolau, Brynna and Llanharan.
- 3.17 Dolau is a dual-language school, established in 1928. The school buildings are Grade II listed traditional brick and are set within a relatively spacious site with room for future extension. According to the latest publicised pupil numbers (January 2007), Dolau Primary School is currently operating above capacity (103% operation percentage.)
- 3.18 Brynna Primary School is an English Language School and is located off Brynna Road. School buildings are good quality although the school also uses a temporary classroom and has minimal on-site scope for extension. The school was operating at 93% of capacity in January 2007, with 16 surplus pupil spaces.
- 3.19 Llanharan Primary School is located within a residential area, accessed off Hillside Avenue. The school buildings date from around the 1960s and are of a poor-quality, although the site does have some scope for extension. In January 2007 the school had 47 surplus schools spaces and was operating at 70% capacity.

Figure 3.3: Llanharan primary school



- 3.20 The Welsh Assembly Government recommends an optimum capacity percentage of 90%; two out of three primary schools in the area are operating above this level. For Dolau Primary school, this undesirable situation will be short-lived as a new extension is set to commence in April of this year, with target opening date of September 2009. This new extension will provide 8 new classrooms which will alleviate any immediate capacity problems and increase the pupil capacity of the school to 450 from a maximum capacity of 301 pupils in January 2007. Using the latest pupil projection numbers (January 2007) this school is set to accommodate 384 in January 2009 and reduce the school's operation level to 85%. Whilst this figure is within the WAG 90% capacity recommendation, it offers limited capacity to accommodate many more pupils and, given its size, it is questionable whether further expansion would be desirable.
- 3.21 In terms of secondary schools, the Llanharan, Brynna and Bryncae area does not accommodate a secondary school. The majority of children attend one of the three near-by schools: Ysgol Gyfun Llanharri, Y Pant Comprehensive and Pencoed.
- 3.22 Ysgol Gyfun Llanharri is a Welsh language school for 11-18 year old pupils, maintained by RCT Education Authority. The school is some 3 kilometres to the south of Llanharan (RCT County Borough). It was opened in 1974 and has 1040 pupils on roll (latest RCT January 2007 figures). With a maximum capacity of 1554, there is a surplus capacity of a further 504 pupils (currently 66% operation percentage).
- 3.23 The second, Y Pant Comprehensive School an English language facility located approximately 4 kilometres east of Llanharan village between Pontyclun and Talbot Green on Cowbridge Road (RCT County Borough). According to the latest RCT pupil figures the school has 1102 pupils on roll, leaving a surplus capacity of 122 pupils (90% operation percentage).
- 3.24 Lastly, Pencoed Comprehensive School is also an English language facility located 6 kilometres to the east of Bridgend (Bridgend County Borough) on a large campus. The main school buildings were built in 1973 and according the latest Estyn Inspection Report (May 2004) are in a good condition overall. According to Bridgend Council's latest figures, the school currently has 1091 pupils on roll, with a maximum capacity of 1413 (322 pupil surplus capacity, 77% operation percentage).

Health

- 3.25 The Llanharan area is not served by a RCT Local Health Board (LHB) primary care facility. Rather, it is area is serviced by a branch-surgery of the Medical Centre in Pencoed (located on Heol Yr Onnen), approximately 6 kilometres away within the Bridgend LHB area. As a result, residents in the Llanharan area have experienced difficulty in enrolling onto a Bridgend LHB facility as Bridgend County Borough residents are prioritised above those within RCT County Borough.
- 3.26 The Llanharan Medical Centre and Pencoed Medical Centre have a combined patient list size of approximately 11,500 people, which is split equally between the two surgeries. The Llanharan Medical Centre benefits from five GP partners with some trainee and trainee doctors. The level and quality of facilities in each surgery is similar and both surgeries do not operate in a hierarchy.
- 3.27 The area does not benefit from a dental practice. Again the nearest of dentist is at Llanharan, approximately 6 kilometres away.
- 3.28 Consultation with RCT LHB confirmed that it has long aspired to secure a site to accommodate a new doctor's surgery within Llanharan. However, the LHB have experienced difficulty in securing such a site at a reasonable price within a suitably central location within the village. In the absence of any such development taking place, the local residents are forced to travel quite long distances to access medical services.

Leisure: outdoor sport

- 3.29 Appendix 7 illustrates the location of all existing outdoor open space.
- 3.30 Llanharan has two sports fields adjacent to the Llanharan Community Recreation Hall (Welfare Hall) these are fully accessible outside of the hours when organised games are staged and training takes place. The pitches are floodlit, offering the opportunity for greater level of play. A changing room facility is located adjacent to the Welfare Hall. Whilst the changing rooms are managed and maintained by the Llanharan Welfare Association, they are in a poor state of repair.

Figure 3.4: Welfare recreation ground



- 3.31 Almost directly opposite to this is the rugby pitch and grandstands which are managed by Llanharan Rugby Football Club. The Rugby Football Club encompasses a changing room facility which has recently been refurbished and is therefore in good condition. However it is owned and operated by the RFC and not available to members of the public.

Figure 3.5: Llanharan Rugby Football Club playing pitch



- 3.32 Brynna has three sports pitches including one all-weather 5-a-side pitch adjacent to Brynna community centre. The grass pitches are accessible to all and have changing room facilities. The drainage and quality of turf on the pitch appears to be adequate

although further assessment is required. The all-weather pitch is the only pitch of its kind in the area and is therefore an important facility for the area. It is an important asset for the communities as it offers the opportunity for increased frequency of play compared to grass pitches, although accessible only if booked and paid for.

- 3.33 Bryncae is served by one sports pitch at Llanilid Recreation Ground. This pitch is located approximately 500 metres south of the village, accessible only via footways (informal and formal) off Llanharry Road and Parc Bryn Derwen - a nearby residential street. The area does not benefit from any changing room facilities or play area and is poorly drained.
- 3.34 All three villages are serviced by six small children's play areas. These are located in a variety of locations, either in conjunction with another open-space facility for example a grassed kick-about area or as a stand-alone facility adjacent to residential developments.
- 3.35 Both Oakbrook Park, Duffryn Crescent, Brynna Recreational Ground and Llanbad play areas are located alongside grassed areas for informal play. All are managed and maintained by RCT Borough Council. Oakbrook Park play area is in a reasonable state of repair but has a minimal range of play equipment for its size. Consultation suggests that some play equipment had been removed from this space due to health and safety and maintenance concerns. Oakbrook Park also houses a skate park (managed by the Community Council). This is well used and a fairly new installation and hence of a good condition.
- 3.36 Duffryn Crescent play area is located next to Bryncae Community Centre and is relatively new and in good condition. A good variety of play equipment is available including swings, seesaw, slide and small climbing wall. Llanbad play area, whilst of an adequate condition, is surrounded by a small space for informal play which could be improved by better levelling out and regular grass cutting.
- 3.37 Three other small-scale, stand-alone children's play areas are located within residential areas throughout the three villages. These include:
- Harold Street play area
 - Park View play area
 - Trenos play area

3.38 All are maintained by RCT County Borough Council. Whilst locals report these facilities as being important to the local area, most are only in a reasonable state of repair, with a small range of play equipment. The Park View Play Area is in a particularly poor state of repair and suffers from bad effects of graffiti and litter.

Figure 3.6: Park View play area



Figure 3.7: Oakbrook Park skate park



3.39 Another important and well-used informal outdoor space is Brynna Woods. Although the Woods are currently in private ownership the area is due to be transferred to the Wildlife Trust of South and West Wales for the purposes of nature conservation and public amenity in the near future. The area includes a dense network of public footpaths which makes this area an important recreational asset for the community.

This area is particularly popular with dog walkers and enhancement opportunities may arise as a result of ownership transfer.

- 3.40 Whitehills golf course, although not entirely public, is another outdoor leisure area. It is a 9 hole course of 2,204 yards in length with a par of 54. It is situated at Brynna, a mile to the north east of Pencoed and has catering facilities. It is open to non-members for a fee.

Leisure: indoor sport

- 3.41 The Llanharan area currently has no formal indoor sports facility. However, as detailed above, some existing community facilities are currently used for sports purposes.
- 3.42 Adjacent to the Welfare Hall is a small, privately operated weights room gymnasium, only accessible to Llanharan RFC members.

Tourism

- 3.43 The area is very limited in terms of provision for tourists, although this is not surprising given its location and nature. The High Corner public house is the only hotel facility within Brynna, Bryncae and Llanharan. This facility is located within the Square in Llanharan and has only four bedrooms. Nevertheless, future opportunities exist whereby new leisure (both indoor and outdoor) such as an indoor sports facility or an enhanced woodland trail through Brynna Woods will serve tourists as well as the local community.

Sustainable access to employment

- 3.44 The three villages which make up the Llanharan area have limited large-scale employment opportunities. The vast majority of employment opportunities in each village are provided within local shops, public houses, hairdressers, primary schools and local businesses such as AJ Motors and Mid Glam Construction Ltd. Given its limited scale, this is not surprising. Larger scale employment opportunities would not be expected in a village such as this and the key to sustainability is ensuring that good access to employment opportunities can be achieved. In this regard, Llanharan area is relatively well served for a settlement of its size and profile.

- 3.45 Innovation House off Bridgend Road is located close to the boundary between Llanharan and Brynna Wards and represents an important larger-scale employment location. The building houses a number of offices associated with the NHS and a private recruitment company. The building is of a good-quality and is a recent construction with an appropriately sized car park.
- 3.46 Key employment centres, close to the Llanharan area include Bridgend, Talbot Green, Pencoed and Llantrisant. Large-scale employers such as Royal Mint (Llantrisant), L'Oreal Manufacturing (Talbot Green), Spar Distribution (Talbot Green) and Sony Manufacturing (Pencoed) provide excellent employment opportunities for the area's population. Sustainable access to these centres is of paramount importance in order to minimise congestion and environmental impact.
- 3.47 Llanharan is located within the M4 motorway corridor, accessible to Junction 35 of M4 motorway near Bridgend in the west and Junction 34 of the M4 motorway near Talbot Green in the east. This excellent strategic location has meant a large number of companies have sought to locate in this area and have created a large number of employment opportunities.

Public transport and infrastructure

- 3.48 The Llanharan area is well linked to Llantrisant, Pencoed, Bridgend, Cardiff and Newport by bus and train.
- 3.49 Llanharan railway station presents a key public transport facility for the wider area. Two services (No 130 Bargoed – Penarth, No. 130 Rhymney – Penarth) currently operate at an hourly frequency.
- 3.50 There is a reasonable Monday to Friday morning service (06:13, 07:12, 07:22, 08:00 and 08:31) and hourly afternoon service to and from larger employment centres such as Cardiff, Pontyclun and Newport.
- 3.51 The area is serviced by 4 local bus services, No. 44 (x2), 45 and 244. See Appendix 8 for full details of current timetables.
- 3.52 Half hourly Monday to Saturday public bus services are available predominantly from Llanharan and Brynna villages to larger employment centres such as Bridgend, Llantrisant, Treforest, Talbot Green, Pontypridd and Pencoed.

3.53 Whilst consultation revealed that locals consider the quality of buses to be good, services were found to be inadequate in terms of the frequency, reliability, lack of Sunday and evening services.

Figure 3.8: Llanharan railway station



3.54 Consultation stated that the local community extensively use the new railway station although the incomplete status of the adjacent park-and-ride car park has acted to discourage car-users using the service.

Figure 3.9: Existing public facilities in the Llanharan area

	Details
Health facilities	<ul style="list-style-type: none"> - Primary Health Care Facility <p>Brynna, Bryncae and Llanharan:</p> <ul style="list-style-type: none"> - Llanharan Medical Centre, Chapel Road, Llanharan
Education provision	<ul style="list-style-type: none"> - Nursery Schools <p>Approved and registered to provide education to three and four year olds:</p> <p>Brynna:</p> <ul style="list-style-type: none"> - Ysgol Feithrin Brynna <p>Bryncae:</p> <ul style="list-style-type: none"> - None <p>Llanharan:</p>

	<ul style="list-style-type: none"> - None
	<ul style="list-style-type: none"> - Primary schools: <p>Llanharan:</p> <ul style="list-style-type: none"> - Llanharan Primary School (ages 3-11), Llwynbrain Terrace, Llanharan, CF72 9PW (English Language) <p>Brynna:</p> <ul style="list-style-type: none"> - Brynna Primary School (ages 3-11), William St, Llanharan, Pontyclun, CF72 9QJ (English Language) <p>Bryncae:</p> <ul style="list-style-type: none"> - Dolau Primary School (ages 3-11), Bridgend Rd, Llanharan, Pontyclun, CF72 9RP (Dual Language)
	<ul style="list-style-type: none"> - Secondary and Sixth Forms schools: <p>Llanharan, Bryncae and Brynna:</p> <ul style="list-style-type: none"> - None <p>Nearest:</p> <ul style="list-style-type: none"> - Ysgol Gyfun Llanhari (Welsh-medium secondary and sixth form school) Llanharri (RCT County Borough) - Y Plant, Bridgend (English Language secondary and sixth form school) (Bridgend County Borough) - Pencoed Comprehensive (English Language secondary school and sixth form) (Bridgend County Borough)
Leisure provision	<ul style="list-style-type: none"> - Outdoor Sport: <p>Llanharan:</p> <ul style="list-style-type: none"> - Llanharan Community Recreational Ground - two sports fields managed by Llanharan Welfare Association - Llanharan Rugby Football Club house and playing pitch – managed by Llanharan RFC - Oakbrook Park - Recreational Ground, skate park (Community Council managed) and children’s play area- managed by RCT County Borough - Harold Street Play Area- managed by RCT Borough Council - Park View Play Area – managed by RCT Borough Council - Brynna Wood (serves the wider Llanharan area including Brynna and Bryncae) – currently being transferred to the Woodlands Trust from private ownership

	<ul style="list-style-type: none"> - Whitehills golf course, Brynna <p>Brynna:</p> <ul style="list-style-type: none"> - Brynna Recreational Ground – two playing pitches – managed by RCT County Borough Council - One all-weather 5a-side football area (lockable) - managed by Llanharan Welfare Association - Children’s play area adjacent to Brynna Recreational Ground – managed by RCT County Borough Council - Children’s play area and kickabout area off Church View/Llanbad Street – managed by RCT Borough Council <p>Bryncae:</p> <ul style="list-style-type: none"> - Duffryn Crescent Play Area- managed by Community Council - Trenos Place Play Area- managed by RCT Borough Council - Llanilid Recreation Ground – two sports fields - managed by RCT Borough Council
	<ul style="list-style-type: none"> - Indoor Sport: <p>Llanharan:</p> <ul style="list-style-type: none"> - Small weights room gymnasium adjacent to Llanharan Recreation Ground (not open to the public, only for use by the RFC) <p>Brynna:</p> <ul style="list-style-type: none"> - None <p>Bryncae:</p> <ul style="list-style-type: none"> - None
<p>Access to information</p>	<ul style="list-style-type: none"> - Mobile Library - Opening Times: fortunately on Wednesdays: <p>Llanharan:</p> <ul style="list-style-type: none"> - Bridgend Road (11:00 - 11:25am), Park View Sheltered Housing (2:15 - 3:30pm), Hillside Ave / War Memorial (12:00 - 12:30pm), Hillside Ave / Tredegar Ave (11:30 - 12:00 noon) <p>Brynna:</p> <ul style="list-style-type: none"> - Brynna - Meadow Rise (3:05-3:25pm) and Bryn Henllan (2:35-3:00pm) <p>Bryncae:</p>

	<ul style="list-style-type: none"> - Bryncae - South View (2:15 – 2:25pm) - Adult Classes Llanharan: - Various courses at Llanharan Community Development Project (Drop-in Centre) Brynna: - Various adult courses at Brynna Primary School Bryncae: - None
<p>Community facilities</p>	<p>Llanharan:</p> <ul style="list-style-type: none"> - 2 x place of worship - Llanharan Community Recreation Hall (Welfare Hall) - Llanharan Community Development Project (Drop in Centre) - Llanharan OAP Hall <p>Brynna:</p> <ul style="list-style-type: none"> - Brynna Community Centre - Brynna OAP Hall - 2 x place of worship <p>Bryncae:</p> <ul style="list-style-type: none"> - Bryncae Community Centre - 1 x place of worship
<p>Sustainable access to employment</p>	<p>Source of employment in each village:</p> <p>Llanharan:</p> <p>Small-scale employment opportunities within local businesses and service providers: AJ Motors, Mid Glam Construction Ltd, GLP Wood Products, Baramore Veterinary Centre, Llanharan Primary School, Public Houses, local shops and various other small-scale sources.</p> <p>Brynna:</p> <p>Small-scale employment opportunities within the village shops and primary school.</p>

	<p>Office job opportunities at the larger-scale Innovation House</p> <p>Bryncae:</p> <p>Small-scale employment opportunities within the village shops and primary school.</p> <p>Nearby employment opportunities:</p> <ul style="list-style-type: none"> - Llantrisant Industrial Estate - Coedcae Lane Industrial Estate - Green Park Industrial Estate - Beeches Industrial Estate - L’Oreal Manufacturing (UK Limited) - Ynys-Meardy Industrial Estate - Llantrisant Business Park - Sony Manufacturing (UK) - Spar Distribution - Royal Mint <p>Accessibility:</p> <ul style="list-style-type: none"> - Hourly train services to large employment centres including Cardiff, Newport, Chepstow and Bridgend as well as smaller employment centres such as Garth, Pontyclun and Pencoed. - Hourly bus services (Mon-Sat) (No 44 - Bridgend, Brackla, Coychurch, Pencoed, Brynna, Llanharan, Llanharry, Pontyclun, Talbot Green) - Hourly bus service (Mon-Sat) (No 244 - Pontypridd - Trefforest - Church Village - Llantwit Fardre - Beddau - Llantrisant - Talbot Green (Royal Glamorgan Hospital) - Talbot Green - Pontyclun - Llanharry - Llanharan - Brynna - Pencoed - Coychurch – Bridgend) - Hourly bus service (Mon –Sat) (No 45 Bridgend - Bridgend (Princess Of Wales Hospital) - Bryncethin - Pencoed - Bryncae - Llanharan - Talbot Green - No 44 Bridgend – Talbot Green (Royal Glamorgan Hospital, evenings only Mon-Sat 3 trips)
Public transport	<p>Bryncae:</p> <ul style="list-style-type: none"> - 1 local bus services (No. 45, Mon-Sat every 60 mins, Bridgend - Bridgend (Princess Of Wales Hospital) - Bryncethin - Pencoed - Bryncae - Llanharan - Talbot

	<p>Green)</p> <p>Brynna:</p> <ul style="list-style-type: none"> - 3 local bus services (Mon-Sat, every 60 mins No. 44 Bridgend – Talbot Green and Mon-Sat, every 60 mins No 244 Pontypridd – Bridgend, No 44 Bridgend – Talbot Green (Royal Glamorgan Hospital, evenings only Mon-Sat 3 trips) <p>Llanharan:</p> <ul style="list-style-type: none"> - 3 local bus services Mon Sat, every 60 mins, No. 44 Bridgend – Talbot Green and Mon-Sat, every 60 mins, No 244 Pontypridd – Bridgend, No 45 Bridgend – Talbot Green (Royal Glamorgan Hospital, evenings only Mon-Sat 3 trips) - Llanharan Railway Station (re-opened in 2007, No 130 Bargoed – Penarth, No. 130 Rhymney - Penarth) (serves the wider Llanharan area including Brynna and Bryncae)
<p>Retail provision</p>	<ul style="list-style-type: none"> - 1x Petrol Filling Station - 5 x Convenience stores and off licences - 4 x Public Houses - 6 x takeaways - 1 x Community Shop - 5 x Misc. retail and services e.g. bookmakers, insurance providers, second-hand furniture, fishing tackle, babywear - 4 x Hairdressers & Beauty Salon - 1x Pharmacy - 3 x Post Offices (2 x part of Spar shop in Bryncae and Brynna) - 2 x café - 1 x butcher <p>TOTAL: 33 units</p>
<p>Tourism provision</p>	<p>Llanharan:</p> <ul style="list-style-type: none"> - The High Corner Public House and Hotel (4 rooms) <p>Brynna:</p> <ul style="list-style-type: none"> - None <p>Bryncae:</p> <ul style="list-style-type: none"> - None

4.0 LOOKING FORWARD – THE FUTURE ROLE OF LLANHARAN

- 4.1 Although this study is focused upon Llanharan, it is in practice difficult to consider Llanharan in isolation from the adjoining, but smaller villages of Bryncae and Brynna. This is reflected not only in their physical proximity but also in the fact that many facilities serve all three villages, rather than being replicated. Although these three villages have accommodated substantial amounts of residential development in recent years, this has not led to an increased provision of local services and facilities. The consequence of this has been an unsustainable level of development and a situation whereby a wide range of basic services are not fully or even adequately served. This has created a sense of community dissatisfaction and the perception that Llanharan is increasingly acting as a dormitory settlement requiring local people to travel for retail, leisure and other services as well as for employment.
- 4.2 Whilst it is not expected that a small settlement such as Llanharan would achieve self-containment for employment purposes, the inadequacy of the retail and service provision does not accord with the policy aspiration to minimise the need to travel and has also served to threaten the vitality and viability of the centre. This has thereby resulted in a risk that the facilities that are currently present might be further undermined. A failure to provide adequate and accessible local services also creates a potentially serious issue of social equality and the ability for all members of the local community to access facilities.
- 4.3 Despite having been identified by the RCT LDP Preferred Strategy as a key settlement, and despite being larger than and serving Brynna and Bryncae, Llanharan currently retains the character, role and status of a village. The Preferred Strategy states at paragraph 6.11 that it benefits from an excellent location and that it is *'capable of assimilating significant additional residential and commercial growth'*. The potential scale of this growth is very considerable, with the Dragon Film Studio development at the former Llanilid open cast mine site, Llanilid Business Park and a potentially large number of dwellings being proposed in the local area and, creating what will effectively become a new settlement. If realised, these proposals will have a considerable impact upon the local area. There is a need for adequate co-ordinated planning to ensure that services are developed in line with this growth and should complement the role of Llanharan as a centre in the future.

- 4.4 In spite of this, it is neither wished nor expected that Llanharan will develop into a major town. The vision for its development is based upon the expectation that it will remain a large village. This, together with its location close to the boundary with Bridgend and the Vale of Glamorgan and with easy links to Cardiff, Llantrisant and Bridgend, will continue to shape the range and type of facilities and opportunities that might reasonably be expected to be provided within the village.
- 4.5 It is certain that most people will continue to travel outside of Llanharan for all but relatively low order shops, services and leisure opportunities. The majority of people will similarly continue to work outside of the village. However, this reality cannot be taken as an apology for inaction or a justification for failing to provide basic, essential services.
- 4.6 Whilst people are generally willing to travel for a wide range of shops and services, they nevertheless expect certain facilities to be located nearby. 'Towards Urban Renaissance', the 1999 Urban Taskforce paper sets out the principles for a sustainable settlement. It focuses on the various facilities which should be located within different types of centres. A centre such as Llanharan should thus normally include low order shops, a community centre, library, health facilities, and some leisure, sporting and recreation opportunities. A failure to meet these basic needs would result in the village being unable to fulfil the essential demands that are being placed upon it and would contribute towards an increase in unsustainable travel patterns.
- 4.7 An understanding of the future role of Llanharan as a village will be important in establishing its long term vision and shaping the direction of its future growth. It means that most people will continue to travel to the larger surrounding centres for employment and for all but relatively low order shops, services and facilities. The development strategy should not seek to challenge this but rather should be based upon the aspiration of ensuring that it adequately fulfils its identified purposes and objectives.
- 4.8 At present, Llanharan does not serve the local community or those living in surrounding centres. Given the current shortage of facilities and services within the village, there is a concern that a continuation of previous development trends would serve only to increase the un-sustainability of the settlement. The starting point in the establishment of a vision for future development must therefore also be a commitment to redress the imbalance in the provision of local services. This would be

important in ensuring that, where possible, the local residents can be better served without having to travel to surrounding centres, but also that Llanharan can appropriately and fully perform its role in serving the surrounding smaller settlements.

- 4.9 The aspiration for the southern area of RCT County Borough is to focus upon sustainable growth that is beneficial for the County Borough as a whole. In this regard, consideration must be given as to how the continued future development of Llanharan might have a positive impact upon RCT as a whole.
- 4.10 Importantly, the opportunity exists for the future development of Llanharan to become an exemplar for the County Borough. The opportunity now exists to address these shortcomings and to ensure that future development is delivered at a sustainable rate and in conjunction with appropriate and necessary facilities. The local challenge is therefore to remedy this imbalance and to ensure that any future population growth contributes towards the enhancement of the village rather than further undermining its strength and profile as has been the case in recent years. In so doing, Llanharan might become recognised in the longer term as a replicable example of a sustainable expanding village.
- 4.11 Llanharan's village centre is focused upon the Square and contains a number of shops and services including a Post Office, convenience store, pharmacy, public house and hotel and railway station. Other facilities including the village and welfare halls, a Community Development Project (Drop-in Centre), primary schools, a (branch) surgery and sports pitches are located elsewhere within the village and are interspersed with residential areas.
- 4.12 The range and suitability of services cannot be appraised solely in terms of the number of facilities. Regard should also be given to the quality and capacity of each individual facility. In a number of cases, it is evident that this should be increased so that local needs are better able to be met. In particular, the doctor's surgery, primary school and library have insufficient capacity to meet emerging needs whilst many of the community centres are too small to fulfil their full potential and to meet the demand for activities.
- 4.13 Chapter 5 considers these issues in detail and sets out recommendations in respect of the type and scale of the necessary additional provision. This is intended to help deliver the vision for Llanharan as an attractive, viable and sustainable village which adequately serves the needs of the local population and the smaller, surrounding

communities of Brynna and Bryncae and makes a positive contribution to the long term viability of RCT as a whole.

5.0 FUTURE ELEMENTS WITHIN LLANHARAN

- 5.1 Chapter 3 examined the existing community facility provision within the village of Llanharan and the surrounding villages of Bryncae and Brynna. This chapter now seeks to further this examination of the existing situation and build upon the vision and future role for the Llanharan area in order to set out the most appropriate future community facility elements for Llanharan village.
- 5.2 This report has sought to provide a realistic vision for Llanharan within the context of an appreciation of its development limits. Not only is this important to ensure that future community facilities are appropriate in light of the scale and role of the village but also in order to ensure that suggested changes are both achievable and deliverable. This approach informs this entire report.

Retail

- 5.3 The Square contains the largest cluster of retail outlets in the Llanharan area. The area houses a number of takeaways, convenience stores, a pharmacy, a post office and a small-scale clothes store. This small-scale retail offer is replicated throughout the Llanharan area and is likely to remain limited in the future. However of considerable benefit is the fact that none of the post offices in all three villages have been identified by Royal Mail for closure.
- 5.4 The area's current retail role seeks to serve the day-to-day needs of the local population. Whilst this general role is unlikely to change in the future, of more importance is the village's ability to continue to provide low-order goods for the day-to-day needs of local residents. Existing shopping patterns whereby residents travel to large-scale foodstores such as Tesco at Talbot Green are likely to continue.
- 5.5 The extent and nature of future changes in retail demand and subsequently retail provision in the area is highly dependent on the delivery and final composition of the Dragon Film Studios when built-out. With such a development, demands for tourism-based retail provision such as souvenir shops and cafes may increase. However until the development is constructed it will be difficult to speculate upon the retail impact on the area.
- 5.6 As the Llanharan, Brynna and Bryncae area is developed, especially around the Llanilid area, an increased proportion of the village's population will be located to the

west, away from the village centre at the Square. In the interests of minimising car-borne journeys and improving resident's access to retail this is likely to necessitate new retail provision and possibly a new neighbourhood centre to the western edge of the Llanharan area / Bryncae (as first advocated in the current LPA Ref: 02/1085 planning application and candidate strategic site at Llanilid (Site ID:113). The Council should nevertheless still seek to support the Square as the main area for retail and facilities. All other centres within the Llanharan area should remain subsidiary. The Council will play a key role in determining the scale and various retail components of a possible new neighbourhood centre.

- 5.7 The Square is identified as a shopping area under Policy S5 in the adopted Taff Ely Local Plan. This policy states that within the central shopping areas, retail development (Class A1) including redevelopment and changes of use will be permitted, subsequent to satisfactory building and shop front design, service access and parking provision. This policy goes some way to giving priority to development of town and district centres for shopping, at locations which are most accessible without depending on the car. This policy support should continue to uphold the Square as the main Llanharan area centre.
- 5.8 However in each case, retail provision is market-driven and future change in retail provision requires local buy-in and support. It is difficult to centrally direct change in this regard although the Council may assist an improving retail provision through resisting change-of-use planning applications associated with existing retail units, improving pedestrian access to existing retail outlets as well as utilising non-planning mechanisms such as shop front improvement grants.

Community facilities

- 5.9 The area has a number of small-scale community facilities which service the day-to-day needs of various community organisations and groups. It would not be appropriate to locate a large-scale community facility within a relatively low populated area such as Llanharan. However, in mind of the likely future development, it is inevitable that extra pressure will be placed on already inadequate existing community facilities.
- 5.10 The Llanharan Community Recreation Hall (Welfare Hall) in Llanharan village and the Llanharan drop-in centre are specific existing facilities which would benefit from qualitative improvements or redevelopment in anticipation of increased usage. The

drop-in centre in particular is suffering the effects of its own success. It is fast approaching its maximum capacity and larger building will be required shortly.

- 5.11 Further investigation needs to be undertaken into whether a complete replacement of the existing Llanharan Community Recreation Hall (Welfare Hall) and Llanharan Drop-In Centre is required or whether a refurbishment or extension to the existing is feasible or whether these facilities (partly or in entirety) are better positioned elsewhere. One suitable option would be for these facilities to be provided as part of a potential mixed-use, community facility development on the site adjacent to the existing Petrol Filling Station and the Square.
- 5.12 This site is recognised as being of an opportune location whereby the coherent centre provided by the Square can be upheld and reinforced by community focused new development.
- 5.13 Any new future community facilities should be supplied as part of a new shared, multi-functional facility. The Llanharan Community Development Project (Drop-in Centre) represents a good example of a successful facility format. It clearly exemplifies the manner in which such an arrangement can yield wider benefits associated with community cohesion and public interaction as well as achieving sustainability goals associated with making best use of land and financial resources in terms of sharing running costs.

Access to information

- 5.14 There is a current unmet need in the Llanharan area for a permanent library service. This need will be further compounded by new development.
- 5.15 Careful thought should be given to the development of a library facility. Such a facility should be sufficiently large to accommodate future growth and provide a full range of services such as ICT, virtual learning and space for training and evening classes. It is recommended that such a facility should be provided as part of an improved community centre, possibly on the land adjacent to the Square.
- 5.16 Despite the possible downfalls associated with shared facilities the benefits are considered clearly to outweigh these potential negative aspects. They can aid community cohesion by enabling community interaction, can encourage residents to undertake linked trips instead of multiple trips and can help to make the most efficient use of the land resource available, with economic benefits.

- 5.17 However, care should be afforded to ensure that prospective shared uses do not pose as barriers to usage or incur security risks. For example, libraries or training courses located within school premises may discourage some users who perceive school negatively or may pose a security risk for the school itself. Careful attention to design and consultation with the library and education service in RCT is recommended so as to identify any potential issues as soon as possible.
- 5.18 In addition to a physical site, future effort should also seek to promote and facilitate new virtual concepts such as virtual libraries and Wi-Fi access in all libraries which are currently being rolled out by the Council. New virtual libraries may be especially useful for older, disabled residents or those who cannot access the library during opening times.
- 5.19 An increased focus should be placed on promoting courses and sharing facilities. Currently the Llanharan Community Development Project (drop-in centre) fulfils an important adult education function; a new library facility could complement this existing function, similar to the way in which many of Llanharan's facilities currently operate. For example the local primary schools use the Llanharan Community Recreation Hall (Welfare Hall) as an after-school club venue.
- 5.20 The E3 Programme is council-funded and is specific to RCT. It aims to offer a wide range of sporting, cultural, leisure and new learning opportunities to young people and the wider community, maximising the school and local leisure facilities and overcoming the transport issues that limits access for many. It seeks to build upon the Community Schools initiative, in which the Youth Service has a key role to play, both in terms of enhancing the opportunities and learning experiences available in the E3 schools but also in delivering some E3 activities in community settings.
- 5.21 Further rolling out of the E3 programme will provide more learning and leisure activities for the community in coming years. Llanharan, Brynna and Dolau Primary Schools as well as the Llanharan Community Development Project (Drop-in centre) will play key role in providing more opportunities.
- 5.22 The programme is good example of shared space and should be further encouraged.

Education

- 5.23 Implementation of an extension at Dolau Primary School will ensure that the school can continue to operate at a reasonable capacity for a number of years to come.

However the limited scope for future extension at Brynna Primary School prevents an extension being an option. There is some room for expansion at Llanharan Primary School, although such an expansion should be coupled with an improvement scheme to enhance the existing, poor quality buildings. This will prevent this school falling behind both the other two existing schools and a potential new school in terms of quality and range of facilities provided.

- 5.24 In mind of the large-scale development proposed at Llanilid (Dragon Film Studios) and potential development outlined through the two strategic candidate sites at Llanilid, a new school facility will be required and could be funded (wholly or partly depending on the scale of development) through Section 106 agreement contributions. The largest primary school facility in the Borough totals around 500 pupils and Council representatives recognise this size as a maximum and do not wish any future facilities to exceed this. Dolau primary school after completion of its extension in September 2009 will be able to accommodate 450 pupils and therefore cannot expand much more. Given that the school is expected to operate at 85% capacity upon completion of the extension, a new facility is clearly needed in the short-medium term this should be located towards the western edge of the area, close to the village of Bryncae. The exact level of need will be more accurately ascertained following completion of the Council's candidate site assessments for the 2 strategic sites.
- 5.25 As well as providing a new school, focus should still be maintained on improving existing schools. Continuing qualitative improvements of existing school facilities and buildings will ensure the area's educational needs are adequately served and will prevent one school operating under increased pressure as a result of parent preference for a more modern and well-equipped facility.
- 5.26 A new primary school facility should be located in an accessible location supporting a variety of transport modes including cycling, walking and bus. Further emphasis should be placed on 'walking bus' schemes, sharing lifts and manned lollypop crossings in order to encourage children and parents to access school by walking and cycling. This will yield wider community benefits by minimising congestion at school-times in the area.
- 5.27 All existing and new primary schools should be encouraged to share resources with the community out-of-hours. This is particularly important in relation to IT facilities,

gymnasium halls, classroom space and Dolau Primary School's indoor swimming pool. This will maximise the wider community benefits.

- 5.28 Future plans to open a new Welsh medium secondary school at Llangynwyd, Maesteg (Bridgend County Borough Council) are set to go ahead in 2009. Due to its close proximity to Ysgol Gyfun Llanhari (another Welsh medium secondary school), pupils number at Ysgol Gyfun Llanharri are expected to be halved from a former pupil number of 1,040 (January 2007). Although future plans have not been formally organised, it is clear that the financial viability of this school may be compromised and future alteration, perhaps to a dual-language school may be a possibility in order to ensure its future.
- 5.29 Llanharan's closest English language secondary school is located at Y Pant between Pontyclun and Talbot Green (RCT County Borough Council). RCT pupil number projections (Single Education Plan September 2006-2008) expect numbers to increase to 1,216 by January 2011, only 8 pupils below its maximum capacity. On the other hand, projections for Pencoed School show a reduction in pupil numbers for January 2011 to 1074 pupils, forming a surplus capacity of 339 pupils. These pupil number projections do not take into account forthcoming residential development and are based on past demographic changes. The potential scale of development proposed in the Llanharan area, especially at Llanilid creates a possible requirement for a new or extension to an existing English language secondary school in the long-term.

Health

- 5.30 A RCT Local Health Board primary care health facility is urgently required in the area. The location of Llanharan, Brynna and Bryncae at the junction of a number of Local Authorities has meant that the health needs of this area are not being properly met, a situation which is set to worsen with new residential developments coming to fruition. A new primary health care facility which is centrally located and accessible to all modes of transport should be a priority for the area. A new facility should be developed at a scale which will accommodate for future growth in patient list sizes and change in technologies. This will help to ensure the long-term sustainability of the facility.
- 5.31 Consultation with the Local Health Board specified that a one acre site would be sufficient to accommodate an appropriately sized surgery for the Llanharan area and

associated car parking. This facility may be provided as part of a wider shared community facility development on land adjacent to the Square although it is important the doctor's surgery should be a separate and secure building. A joint site would encourage linked trips and will further support the village centre at the Square.

- 5.32 In addition to a doctor's surgery, the area would benefit from a dentist's too. This may also be provided as part of a shared, community facility development.

Leisure: outdoor sport

- 5.33 The quantity of public open space (including both formal and informal aspects¹) in the area is reasonably adequate and fulfils local needs. However in accordance with the likely recommendations contained in the emerging TAN 16 an Open Space Audit and Needs Assessment should be carried out to appraise this in more detail.
- 5.34 A preliminary examination of Section 106 agreements illustrates a number of outdoor sport facility contributions which have been secured for the future. Most relate to qualitative improvement of existing children's play areas. This focus should be continued as there is a need to secure enough money in to enable the continued maintenance of these areas for a reasonable period into the future.
- 5.35 Instances of loss in open space should not be permitted except where alternative provision or enhancement of existing provision can be made in the neighbourhood or immediate vicinity. In which case, this should be informed by an Open Space Audit and Needs Assessment.
- 5.36 In qualitative terms, further examination is required to determine the adequacy of open space drainage, maintenance, accessibility, lighting, associated facilities as well as the adequacy of the combined play offer of all open spaces in the area. A qualitative improvement to an existing open space in respect of improved drainage, improved access or an improvement in associated facilities such as changing rooms may potentially be more valuable to the community than a new facility. Such changes can make best use of existing facilities and may dramatically improve the community's recreational experience. A preliminary examination of secured Section 106 contributions associated with recently approved developments reveals a number of instances where existing facilities are being refurbished as well as new areas being

¹ Formal open space relates to designated outdoor sports pitches, playing fields and children's play areas. Informal open space relates to spaces such as Brynna Wood which are utilised by the community on a less formal basis.

provided. Both aspects are important. This is a positive trend which should be encouraged in the future.

- 5.37 Quality of Council-owned children's play areas was identified as a specific aspect for improvement in the future, particularly that of Park View Play Area. Enhancement and refurbishment schemes of existing play areas as well as regular programmes for the on-going maintenance of such areas should be implemented and funded through Section 106 contributions. In addition, local residents passed comment on the drainage quality of the playing pitches and the need for additional improvements required in enabling promotion of local sports teams into higher leagues.
- 5.38 Rather than providing more of the same in terms of play provision, cause should be given to delivering an enhancement in the quality of offer and of the experience of users. Future open spaces should seek to provide 'playable spaces' - open spaces which best meet the recreational needs of young people. This often means a departure from traditional, standard and frequently formal concepts of recreational space towards the development of more creative, informal play opportunities.
- 5.39 The local community can play an important part in making best use of such play areas and creating, guiding new opportunities for play. Good practice case studies include instances where Forestry Commission land in Torfaen was made available for children's education under the Forest Schools Programme. Children were permitted access to the area under supervision by a teacher or qualified Play Officer. In addition the community of Stratford Green in the Vale of Glamorgan utilised Play Rangers² to facilitate a variety of play opportunities including arts, den building and sports within informal setting.
- 5.40 A key opportunity for the future lies in Brynna Wood. Currently this area is an important informal recreational area for a wide range of residents both young and old. The transfer of this area into Wildlife Trust of South and West Wales ownership from private has been achieved through Section 106 agreement. It is a significant project which will create an excellent opportunity whereby this area could be further

² 'Play Rangers' are qualified play workers who work with children and young people in a local park or public open space to facilitate children's play. They are 'detached workers' who can bring equipment and encourage children to make more use of parks and open spaces in their communities. They operate on an 'open access' principle, which means that children are free to come and go as they please; there is no charge and no registration is required. Children and young people are encouraged to use the sessions in the way that they choose with freely chosen, self directed play being the key to service provision (Source: Play for Wales, Summer 2007).

enhanced and made best use of by the local communities. The location of the Woods between all three villages means this area has the potential to connect all three villages. Although firm plans have not yet been drawn up, the Wildlife Trust will look to create a nature reserve in this area with improved access and possibly an outdoor classroom element for use by the local primary schools. The exact public amenity elements to be incorporated into the space will be decided in line with community consultation due to commence once ownership has formally been transferred.

Leisure: indoor sport

- 5.41 The village has no formal public indoor sports facilities and, due to the location of the Llanharan area on the edge of the RCT County Borough border, the area is predominantly served by Bridgend and Vale of Glamorgan Councils. The nearest formal indoor sport facility within RCT is located in Llanharan some 3 kilometres south of Llanharan village, although larger facilities are located in Bridgend.
- 5.42 Whilst it is not feasible to locate a large-scale indoor sport facility in the Llanharan area, it would benefit from a small-scale, indoor 'door-step' sports facility. Such a facility should be appropriate in scale and fulfilling the day-to-day sporting needs of the population e.g. keep-fit classes, yoga or Pilates. In addition to this, such facilities should be flexible in design and wherever possible cater for a number of activities to be undertaken simultaneously. Sharing of space and making best use of space is an integral aspect of the 'door-step' facility concept. Sharing of space within facilities is beneficial in a number of ways - it makes best use of land resources, it shares the operational cost and maximises the benefits for the wider community.
- 5.43 Further, best use should be made of existing facilities in the area. One is the small, training pool located at Dolau Primary School, Bryncae. Although compact and limited in depth, this facility could be better used by the wider community out-of-hours by mother and baby groups and for children's swimming lessons.

Tourism

- 5.44 Change in future tourism opportunities and provision within Llanharan is dependent on the successful delivery and final composition of the Dragon Film Studios development. Although this is located some distance to the west of Llanharan, if it is implemented in accordance with planning permission (LPA Ref: 01/2815/13) there may be significant change in the area's tourism role. The key challenge facing the area is how

to best strengthen the Llanharan village centre and attract Dragon Film Studio users and new residents into this key local centre.

- 5.45 The villages may well benefit from spin-off tourism in the form of accommodation provision and new tourism facilities such as a visitor centre or information point. In addition, improvements in the leisure offer which may predominantly be for the local population such as improvement to Brynna Woods or a new sports facility will improve the tourism role of the area. Leisure and tourism are intertwined and can be dealt with through a joined-up approach.
- 5.46 In addition to new tourism opportunities, several potential existing tourism opportunities were identified, all of which could be better exploited. The history of Llanharan's Square could be promoted more effectively. The Old St Peter's Super Montem located to the north of Llanharan and Brynna villages on Mynydd Portref, despite its present dilapidated state, may represent a potential tourist feature especially considering its perceived connection with the legend of King Arthur. In addition, the area has a number of walkways e.g. Taff Ely ridge-way walk and a rich heritage associated with the Powell Duffryn Colliery both of which could be better promoted for tourism.

Sustainable access to employment

- 5.47 Future development such as the Llanilid Dragon Film Studios and Llanilid Business Park will significantly alter and improve existing patterns of access to employment. As outlined in Chapter 3, existing employment opportunities are predominantly small-scale and associated with the limited local retail and service providers within the area. The Llanilid development has the potential to provide substantial and good-quality employment opportunities for the surrounding area. However, there will be a future need to ensure that this area can be easily accessed via pedestrian and cycling linkages from the railway station and surrounding residential areas.
- 5.48 Skills training may prove important as the nature of the employment base will change with the advent of the Dragons Film Studios and Llanilid Business Park.

Public transport and infrastructure

- 5.49 Future improvements to bus provision in terms of frequency in service and reliability would be welcomed although it is recognised that this requires local recognition.

Considerable future efforts should be made to properly integrate new developments into the public transport infrastructure and promote services to the local population.

- 5.50 Future changes in the bus service requires local buy-in. Future promotional schemes as 'buses free for a day' or car-free days may help to raise the profile of bus services in the area and encourage residents to utilise the service more frequently.
- 5.51 Many residents now travel out of the area to their place of work. Future increase in the frequency of train services to a half-hourly service and completion of all the adjacent park and ride facility will serve to encourage more usage of the service and should be supported. The park and ride car park should seek to provide secure parking for bicycles as well cars.
- 5.52 Future development and Council effort should seek to improve pedestrian and cyclist connections between existing and proposed developments, as well as key public facilities such as the railway station. An investigation of the possibility of constructing a 'community route' running adjacent to the railway line, providing a valuable link between the railway station and the western section of the area, would lead towards the strategic site at Llanilid. It is envisaged that this route could incorporate both cycling and walking opportunities and could be incorporated into any change proposed for Brynna Woods. Maintenance of safety along this route especially after dark should be a priority.
- 5.53 Alleviation of congestion in the area is dependent on the construction progress of the Llanharan by-pass which is in turn dependent on the Dragon Film Studios development.
- 5.54 Although car parking was a recurrent issue for residents, it is difficult to predict how this circumstance will change in the future with the completion of the 50 space, park and ride car park located adjacent to the new railway station and construction of the by-pass. A possible solution if this problem persists may be realised on the site located between the Petrol Filling Station and Llanharan Square. This site could potentially accommodate a car parking element as part of a wider, community facility development incorporating a new health surgery, small-scale sports facility or library and car park. The central location of this site is an important asset for such facilities, especially as they will serve the wider area including Brynna and Bryncae.

Capacity for future growth

- 5.55 Past development trends in the area have failed to secure an adequate level of community facilities for the area. This unsustainable trend cannot continue.
- 5.56 Although future growth in the Llanharan area is likely to receive local opposition, development cannot be completely halted. Growth should not be perceived as an entirely negative force. For example, whilst past growth may have yielded a number of problems it has also helped the area diversify its population, provided the critical mass required to ensure viability of community facilities and positively contributed to the local economy.
- 5.57 The future priority for the area should be to achieve balanced and sustainable growth. Future development should be appropriately located, accessible by a variety of transport modes and should seek to re-address the current imbalance in community facilities. Fulfilment of these objectives will capture more benefits for the local communities.

6.0 RECOMMENDATIONS AND CONCLUSIONS

- 6.1 The purpose of this report has been to consider the existing provision and supply of local services in Llanharan and to assess the need for additional facilities in order to meet local needs. Recent levels of development that have taken place have not been sustainable. They have resulted in a considerable expansion in residential accommodation without all of the essential facilities required to serve the local communities. This has been detrimental to the area and has contributed towards a need to travel, even for everyday items and services. It has also undermined the ability of the settlement to adequately perform its role in serving the smaller, surrounding settlements.
- 6.2 As Rhondda Cynon Taf County Borough Council seeks to deliver a more sustainable development strategy through its emerging Local Development Plan and to provide a better quality of life for all that live, work and visit the area, it is essential that it responds to the challenges that past patterns of development and the pressure for continued future development have created.
- 6.3 In Chapter 4, we identified the vision for Llanharan as an attractive, viable and sustainable village which adequately serves the needs of the local population and the smaller, surrounding communities of Brynna and Bryncae and makes a positive contribution to the long term viability of RCT as a whole. This is based upon an aspiration to realise its full potential and an appreciation that its long term growth will be subject to clear limits. The Llanharan area encompasses the large village of Llanharan as well as the smaller settlements of Brynna and Bryncae. Although a considerable level of development is expected in each of these settlements – not least the Dragon Film Studio scheme and associated housing at Llanilid – the settlements will remain as three connected villages. Whilst some facilities might be suitably provided in each centre, it would be inappropriate to duplicate provision. This has clear implications in respect of the nature and scale of development that can and should be accommodated.
- 6.4 It is evident that much needs to be done to enhance the sustainability of the Llanharan area and to ensure that the needs of the local community can be more readily satisfied. Whilst the desire and the potential for change is considerable, this would only be achieved if the proposals are deliverable both at the time of implementation and also in their longer term operational phase. The deliverability of

proposals depends upon ensuring that they are of an appropriate scale and type to the local area. Recognition of the current and future role of the village and its limits to development is central to the long term sustainability of the village and must be included in any assessment of its future. Whilst there is a need to raise expectations within the village, they must be controlled so that people do not expect the undeliverable and so that the future development of the village is not rooted upon impossible aspirations.

- 6.5 In addition, the viability and long-term success of the proposals depend upon achieving public buy-in and support for the proposals. If local residents do not support the facilities that are provided, they will be unlikely to use them. This would have obvious and considerable implications upon their longer term security. Having undertaken a detailed consultation process, we have been able to establish a clear understanding of local needs and the ways in which these might be better met within Llanharan.
- 6.6 Chapter 5 explained the type and range of the facilities that are required and the nature of improvements that should be delivered in order to enhance the overall sustainability of the village. These recommendations are based upon the consultation with stakeholders and the local community. The purpose of this chapter is to provide recommendations on the delivery of these necessary changes.

Regain the equilibrium of provision.

- 6.7 Over recent years, the local population in Llanharan has grown considerably as a result of new house building. This has placed increased pressure upon local facilities and services and has ultimately resulted in a shortage of facilities. In turn, this has resulted in people having been forced to travel to surrounding locations for a wide range of shops and services and employment and leisure opportunities. There is also considerable local concern as the village is no longer viewed as adequately fulfilling its proper function in serving the community but rather has resulted in the proliferation of imbalance and inequity.
- 6.8 The primary challenge for Rhondda Cynon Taf County Borough Council must be to regain the equilibrium of provision within Llanharan. This study has identified the existing shortcomings in provision and the areas of improvement that will help to ensure that the village might once again provide for the needs of the local community and those people living in smaller, outlying settlements. Such a re-establishment of

the equilibrium of provision will be critical both to the long term sustainability and viability of Llanharan and to the achievement of Rhondda Cynon Taf County Borough Council's vision for sustainable growth and the achievement of sustainable communities. It will depend upon a change in development patterns, an enhancement in the offer of the village and a re-thinking in the ways that spaces and facilities are used.

Enhancement of facilities and the village offer

- 6.9 Regaining the equilibrium of provision can only be achieved through an enhancement in the village offer. There is presently a clear shortage in the level of provision of shops, services and facilities. These should all be promoted and enhanced to fill these gaps in a manner that reflects the nature of the settlement and the community.
- 6.10 However, in seeking to improve the village offer, it is important to recognise the considerable role of the private sector. Whilst it is not possible to force retailers or service providers to trade from Llanharan, the County Borough Council can support them by creating an appropriate policy context and an attractive environment which is conducive to investment. In addition to physical enhancement works, this might include the identification of a local centre with a policy approach which seeks to promote the establishment and maintenance of retail and service activities, in preference to outlying areas. This policy approach would underline the importance of the Square as the primary focus of activity within Llanharan and as the commercial centre of the community. At a time when Llanharan, Brynna and Bryncae are all expanding, it is particularly important to emphasise the role and the physical and functional centrality of this area. The significance of central Llanharan servicing the local area will be particularly tested in the future if the new 'settlement' at Llanilid comes forward. This will increase competition upon Llanharan and also increase the demand for a better range of shops and services.
- 6.11 In addition to seeking to encourage private sector investment, it is evident that there is much that Rhondda Cynon Taf County Borough Council is able to do directly to enhance the village offer. Its key focus should be upon the improvement of community, social, educational and leisure facilities to ensure that local needs are better met. Recommendations on the nature and scale of change that is required are set out in Chapter 5. The Council should seek to enhance the public realm and the appearance of the street-scene by undertaking improvement works. These would

help to achieve a greater sense of place and community which would encourage a greater patronage of the facilities and an increased level of interest by operators.

Ensure that future development trends do not replicate those of the past

- 6.12 As the village develops, it will be important not only to regain the equilibrium in terms of the level of facilities available to serve the present population but to maintain it in the future. It would not be sufficient to enhance facilities to a level whereby they meet – or even exceed – the requirements of the current population but then fail to meet the needs of the expanding population over coming years.
- 6.13 The challenge must be to maintain a balanced community in Llanharan by ensuring that future development is appropriately served by necessary facilities. Although much is required now to address the deficiencies in provision that have been allowed to emerge, the real challenge for the village does not exist at this time. It lies in the future through the Council's ability to deliver a change in development trends and to maintain the balance that is so desperately needed.
- 6.14 This change might be delivered through two separate ways:
- through planning policy; and/or
 - through the planning obligation system

The role of planning policy in the delivery of necessary changes

- 6.15 The preparation of the Rhondda Cynon Taf LDP provides a good opportunity to establish the necessary policy support to deliver the changes that are now required in Llanharan.
- 6.16 Its overall aim is to ensure that:

'Rhondda Cynon Taf will be a community where everyone who lives, works in or visits the area will enjoy the benefits of a better quality of life, achieving their potential, whilst helping to develop and protect the area for future generations'

- 6.17 Issues of sustainable development are now at the forefront of public as well as professional thinking. This issue will shape the direction of the LDP and its various policies and proposals will all be directed towards the delivery of this overarching

aspiration. The drive for sustainability must therefore similarly shape the emerging plans for Llanharan. Action to deliver improvements to the level of facilities within the village will be well related to the overall objectives of the County Borough Council, as they will contribute towards a change in the extent to which the local community can benefit from a better quality of life, can achieve their potential and can enjoy their local environment.

- 6.18 LDP policies will be used to direct development in an appropriate manner in Llanharan. They will provide a basis by which the most sustainable use of land and the most efficient distribution of functions might be achieved. Particular attention should be given to the protection of public open space, so that this is not unnecessarily lost to development without replacement. The public open space assessment which is presently being undertaken for the County Borough will be helpful in providing qualitative support for this policy. In some cases, the release of open land for alternative purposes might be appropriate but this must be carefully monitored and supported by quantitative evidence so that it does not undermine the level or quality of public open space provision. As appropriate, alternative facilities should be provided locally. It should be demonstrated that this alternative provision is better than the existing facility in terms of size, quality and location.
- 6.19 In addition, LDP policy should be used to promote community facilities so that the needs of local residents might be better met. As well as setting out a basis for the types of improvement that are required and the level of facility provision that should be sought within different settlements, this might include the allocation of land for specific functions which have been highlighted as being required within the village. Specific land allocation will be important in demonstrating the Council's commitment to delivering the changes that have been shown to be required and in helping to ensure that these can be realised.
- 6.20 The current difficulties in Llanharan have come about as a result of high levels of residential development being inadequately matched by an increase in facilities and services. Future growth within the village should not be considered but that it should be tied with an appropriate increase in facilities so that there is an overall improvement in the experience of all members of the population. The LDP can play an important role in this process. Firstly, it can provide a clear understanding on the need for additional housing. Secondly it can offer policy guidance (including in the form of planning briefs and development guidance in the case of larger sites) on the

form and composition of development schemes and the importance of achieving a mix of uses to the benefit of the community. Guidance on section 106 contributions will form an important element of this process.

Consider the potential of the section 106 negotiation process to act as a delivery mechanism

6.21 The purpose of planning obligations is to remedy genuine planning problems and to enhance the quality of development and its contribution to a particular area. Circular 13/97 states that planning obligations to be sought only when they are:

(i) Necessary;

(ii) Relevant to planning;

(iii) Directly related to the proposed development;

(iv) Fairly and reasonably related in scale and kind to the proposed development;
and

(v) Reasonable in all other respects.

6.22 New residential development will result in an increase in the local population and bring increased pressure upon existing facilities and services. Developer contributions can play an important role in enhancing the local provision of facilities so that the new development does not result in a loss in the quality of provision or have a detrimental impact upon the experience of existing residents. Contributions, can take the form of in-kind contributions (where the developer carries out certain work), financial contributions, maintenance contributions or pooled contributions (whereby money from several developments is pooled) and might be used for fund a number of improvement schemes, public open space, sports and leisure facilities, education, medical facilities, community facilities, public transport and the local environment.

6.23 Supplementary Planning Guidance on planning obligations is presently being prepared for Rhondda Cynon Taf County Borough Council. This will be important guidance which will for the first time provide clarity to developers and to local communities in respect of the likely requirements associated with new development. It will also improve the Council's position in negotiating for contributions and thereby increase the likelihood that an adequate provision would be made.

6.24 Despite being important, this mechanism only relates to new development and planning obligations should not be expected to make good an existing shortfall in provision. It should therefore be used in conjunction with other strategies aimed at increasing the number and range of facilities within Llanharan.

Concentrate upon the ability to share spaces

6.25 In promoting sustainable development in the future, consideration should be given both to the range of facilities that are required and to the ways in which these might be provided. Care should be taken to avoid the unnecessary duplication of local provision within the village or in adjoining villages as this might undermine their viability and ultimately result in their inability to remain open. If they were to close they would not be able to serve the community.

6.26 Consideration should also be given to the practical way in which facilities are provided so as to ensure that the most sustainable, efficient and equitable use of land, buildings and resources might be achieved. In many cases, local facilities can be combined into a single building. For example, a youth centre, OAP centre and community centre need not be provided in three separate buildings. Such combined facility buildings might also be capable of providing a wide range of facilities and activities for all ages including play provision, training, community facilities and 'door step' type leisure facilities, such as keep fit or yoga classes. Similarly, the recommended new public library could – and should – provide space for ICT facilities and training opportunities (such as day or evening classes) whilst one of the schools might be associated with child-care or leisure opportunities.

6.27 The sharing of space means that land and buildings can be used more efficiently and that financial savings can be achieved – both in construction and in operation. Importantly, the opportunity can be provided for different sectors of the community to use the same complex at the same time for different purposes, thereby creating the opportunity for better community integration and cohesion. Whilst a larger building would be required to accommodate the various functions, it would represent a more efficient use of the space and would also create the opportunity for a landmark building to be provided and located centrally within the village. Subject to identifying suitable development opportunities, this centrality would be important in helping to meet the needs of all members of the community and in engendering a greater sense of social inclusion. The land between the Square and the Petrol Filling Station on Bridgend Road has been identified as appropriate to accommodate community

facilities. This site is centrally located within Llanharan, is sufficiently capacious to accommodate additional facilities and would help to support and strengthen the role of the Square as the village centre. This is important in the context of future growth.

- 6.28 However, care must be taken to the ways in which space is used within shared buildings so that different uses do not create a disturbance or a nuisance to one another. Care should also be taken to ensure that the sharing of space is appropriate and that it does not create any unnecessary security or other risks. For example, allowing members of the public to freely access school premises during the day would not be appropriate and should not be encouraged. The sharing of space used for medical purposes might also create similar concerns. Such issues can be addressed and should not be taken as a reason for separating facilities, but it does demonstrate the importance of adopting a careful approach to the design of new facilities.

Focus on quality

- 6.29 This report has made a large number of recommendations about the type and range of facilities that should be provided within Llanharan. In considering the need for and in seeking to provide new facilities within the village, the County Borough Council must focus upon the need for quality as well as quantity. This should include a consideration of the implications of future increases in demand through the development of facilities that are larger than presently required and which therefore have the capacity to accommodate increased future demands without any detrimental impact upon service quality.
- 6.30 Although there would be obvious cost implications associated with the provision of higher quality facilities, it will be important in ensuring the long term sustainability of provision and in ensuring that the current and emerging needs of the existing and future communities are met.
- 6.31 The focus on quality should relate to new and existing facilities. Many existing facilities in Llanharan are substandard and improvements are required. These shortcomings would be even more evident if new, alternative developments are offered. Where new facilities are proposed in addition to the existing offer, the Council should therefore seek to consider opportunities to improve the quality of all facilities for the whole community. A failure to do this would result in the risk of increased inequalities as some members of the community are served by well-equipped, high standard and modern facilities, whilst others are served by sub-standard, aged and

poor quality facilities. We would be concerned about the implications of this upon community cohesion and recommend that appropriate action is taken by the Council.

Maintenance, maintenance, maintenance

- 6.32 The preservation of high quality facilities will be important to ensure that the needs of the local community can be met in the future and not just at this time. The key to this is ensuring that adequate maintenance is undertaken. In many cases, it is evident that public facilities are not being adequately looked after by the local authority, to the detriment of users. In seeking to realise the necessary step change in the ability to meet local needs, the Council should therefore take a more proactive approach to establishing maintenance regimes for facilities to preserve quality.

Aspiration to become an exemplar of sustainable development

- 6.33 Llanharan is a small settlement but has considerable opportunity for enhancement and to provide a greater level and range of facilities to meet the needs of the local community. The 'no action' option is not appropriate and would result in a continued failure to meet the needs of the community. By contrast, it is possible to establish the village as an exemplar of sustainable community development wherein the level of provision reflects its scale and the appropriate needs of all residents are met within the context of the village.
- 6.34 In so doing, Llanharan might now turn a corner and demonstrate that the aspiration for the County Borough as a whole need not relate solely to the larger centres but also to smaller settlements.

All about the community...places for people

- 6.35 Communities are not about buildings or spaces; they are not even about facilities. They are about people. The needs of the local community in Llanharan have not been satisfied over recent years and the failure to keep the provision of facilities in pace with population growth has resulted in problems relating to inequality, community satisfaction, sustainability and the need to travel for basic goods, services and facilities. As has been demonstrated in this report, the challenge that presently exists is to tackle these trends and to ensure that the local community might be better served in the future. The vision established in this report and the recommendations set out are designed to help deliver Llanharan as a settlement that serves all

members of the local community and within which no one suffers from social exclusion or isolation. They are designed at ensuring that everyone who lives, works in or visits the area will enjoy the benefits of a better quality of life, achieving their potential, whilst helping to develop and protect the area for future generations.

6.36 Despite the unsustainable patterns of development that have characterised the recent history of Llanharan, the time of change has arrived. The time has come and the opportunity now exists to give Llanharan back to its community, and to ensure that it can be a place that they like, that they enjoy, that meets their needs and that they are proud of. The recommendations set out in this report provides a basis by which this aspiration might be achieved

Summary of recommendations

6.37 For the purposes of clarity, the recommendations set out in chapter 5 are summarised below:

Retail	Support the Square as the centre of Llanharan through policy and development control approaches
	Shop front improvement grants to improve the quality and appearance of the Square
Community Facilities	Enhancement of the Welfare Hall/Drop in Centre – either by way of refurbishment or development of new facility on land near the Square
	Creation of shared multi-functional facilities
Information	Development of permanent library. This should include space for expansion as well as ICT facilities, opportunities for virtual learning and training/evening classes
	Continuation and expansion of the E3 programme
Education	Implementation of Dolau primary school expansion
	Development of new school in an accessible location, subject to the scale of growth within the local community

	Maintenance of existing schools
	Sharing of school space by use by the community out of hours
	Possible long term need for extension to secondary school in the local area
Outdoor leisure	Undertake open space assessment
	Policy protection of public open space
	Examination of adequacy of public open space – in particular, drainage, maintenance, accessibility, lighting, associated facilities and play offer
	Qualitative improvements of open space, e.g. through the provision of changing rooms, drainage and lighting
	Enhancement and refurbishment of children’s play areas
	Creation of new ‘playable spaces’
	Enhancement of Brynna Woods as an informal space
	Maintenance of open space
Indoor Leisure	Establishment of a ‘door step’ sports facility
	Better use of existing facilities in the local area
Health	Development of new doctors surgery (RCT LHB)
	Enhancement of local dental facilities
Employment	Improved pedestrian and cycle links to employment areas
	Skills training
Transport	Enlargement of park and ride car park and inclusion of cycle parking facilities

	Creation of new car park alongside new community facility on land between the Square and Petrol Filling Station
	Improved cycle connections
	Development of community route along railway line
	Development of by-pass, in conjunction with the film studio scheme
	Increased frequency of train services
	Implementation of initiatives to encourage more public transport use
Tourism	Consider long term potential for tourism facilities in Llanharan

7.0 APPENDICES

Appendix 1: Policy context

- 7.1 The purpose of this project is to guide the future development of Llanharan. It will have significant implications for LDP policy formulation but should take account of existing higher tier policies with which it should accord.
- 7.2 This section outlines the national, regional and local planning policy context in relation to sustainable development and public facilities. The review also examines a number of relevant non-planning documents which guide local authority approaches to development and provision of various community facilities in the area.

National

People, Places, Futures - the Wales Spatial Plan (November 2004)

- 7.3 Local authorities in Wales must have regard to the national policy framework, as well as the Wales Spatial Plan. The plan sets a vision for how each part of Wales should develop economically, socially and environmentally over the coming years and is intended to guide Welsh Assembly Government spending over this period.
- 7.4 Building sustainable communities is an important aim of the Spatial Plan. The Plan aims to reduce the inequalities between communities whilst still retaining their character and distinctiveness. Access to good-quality health and education facilities as well as affordable housing and economic activity were viewed as important aspects to improve upon, especially within the South Wales Valleys.
- 7.5 Along with a number of neighbouring authorities, was RCT identified as part of the South East – Capital Network Zone. The plan sets out a spatial vision for area:

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

(Source: Wales Spatial Plan, November 2004, page 49)

- 7.6 The Capital Network Zone exhibits social and economic disparities with heavy commuting flows between the valleys and the coast.
- 7.7 The plan states that closer collaboration between towns and between local authorities is fundamental to the success of the strategy and that this should include the identification and development of distinct and complementary roles for different towns. Cardiff is recognised to play a pivotal role as a key provider of higher level services.
- 7.8 The plan requires that the use of undeveloped land for housing in locations with high development pressure should be minimised, in particular to the South of and along the M4. Local authorities in the area should commission research to identify availability of brownfield land and scope for re-use.

People, Places, Futures - the Wales Spatial Plan 2008 Update Consultation

- 7.9 This draft plan was published on the 31st of January 2008 for a 12 week consultation period closing on the 24th April 2008.
- 7.10 Similar to the adopted November 2004 plan, this consultation draft is organised around six key themes –
- building sustainable communities,
 - promoting a sustainable economy,
 - valuing our environment,
 - achieving sustainable accessibility,
 - respecting distinctiveness and
 - working with our neighbours.
- 7.11 As per the adopted Wales Spatial Plan, RCT County Borough Council is located within the ‘Capital Network’ (South-East Wales). In particular developments linked to the dualling of the Heads of the Valleys road (A465) and the area around Llantrisant and North West Cardiff form two of three identified three Strategic Opportunity Areas (SOA) have been identified as offering potential regional benefits. Further development will however need to be carefully judged so that excessive strain is not placed on infrastructure and other essential services and to ensure environmental impact is minimised.

Planning Policy Wales (PPW) (March 2002)

7.12 PPW sets out the Welsh Assembly Government's land use planning policies. Planning is recognised to have a fundamental role in delivering sustainable development by helping in the process of balancing and integrating the Assembly's sustainable objectives in order to meet current development needs while safeguarding those of the future. The planning system is required to provide for homes, infrastructure, investment and jobs in a way which is consistent with sustainability principles (as set out in PPW).

7.13 PPW (para 2.2) outlines nine sustainability principles which relate to a wide range of issues, these include:

“putting people, and their quality of life now and in the future, at the centre of decision-making;

ensuring that everyone has the chance to obtain information, see how decisions are made and take part in decision-making;

taking a long-term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today”

7.14 In accordance with these sustainability principles, PPW outlines a set of broad objectives which derive from these principles and reflect the wider sustainable development agenda. These principles seek to promote resource-efficient settlement patterns and locate development so as to minimise demand for travel, especially in terms of the private car. In addition to this, PPW recognises the need to promote access to employment, shopping, education, health, community, leisure and sports facilities as well as open and green space. Access to such elements is viewed to maximise opportunities for community development and social welfare.

7.15 Interlinked with this objective, PPW states that accessible places help to foster social inclusion by maximising the number and range of people who can benefit from nearby facilities.

TAN 4 Retailing and Town Centres (1996)

7.16 National policy seeks to protect and enhance the vitality and viability of town centres. In accordance with this national aim, this TAN outlines a number of indicators which

are identified as important in measuring the vitality, attractiveness and viability of town centres. Identified indicators include:

- turnover in relation to floorspace,
- commercial yield on non-domestic property',
- shopping rent,
- the diversity of uses and
- retailer representation and change.

7.17 Amongst other indicators accessibility and vacancy rates were also identified as useful markers.

7.18 Appropriate assessment of development impact on the town centre is an important consideration and all retail applications over 2,500 sq.m should be supported by an impact assessment which provides evidence of the adoption of a sequential approach to site selection, an assessment of likely economic and other impacts on other retail locations, including town centres, local centres and villages, and consideration of access as well as environmental impacts.

7.19 TAN 4 also states that similar impact assessments may also be necessary for some smaller developments, for instance those that are likely to have a large impact on a smaller town or district centre.

Draft TAN 13 (July 2006)

7.20 Tourism has been defined by the Tourism Society as *'the temporary short term movement of people to destinations outside the places where they normally live and work and the activities during the stay at these destinations'*.

7.21 The economic and employment benefits of tourism should be maximised through the encouragement of greater levels of tourist investment and expenditure. The Assembly Government recognises and supports the important contribution that tourism can make to urban and rural renaissance and for increasing the levels of diversity in the local economy.

7.22 Consultation closed on this document on 27 October 2006, a new TAN to replace the 1997 document is expected in the next few months.

TAN 13 Tourism (1997)

- 7.23 Tourism cannot be regarded as a single or distinct land-use category, the issues it raises should be addressed in preparing or revising development plans and in development control decisions. Specifically in relevance to this study, TAN 13 states that hotel development can bring benefits for the local community and support amenities and activities for residents and tourists. However such development should be compatible with neighbouring uses and care should be taken not to use the planning system to perpetuate outdated accommodation for which there is no longer a market demand.

TAN 16 Sport and Recreation (1998)

- 7.24 Draft TAN 16 outlines the responsibilities of the Sports Council for Wales, the Countryside Council for Wales and the Environment Agency in relation to sport and recreation planning, and notes the need for planning authorities to consider the relationship between the recreational use of land and the interests of conservation.
- 7.25 The advice does not prescribe national standards for recreational provision and views the process of open space standard-making as a Local Planning Authority (LPA) duty, having regard to local circumstances. TAN16 makes no reference or requirement to carry out Public Open Space Assessments and calls for locally generated standards; however the document clearly identifies the National Playing Fields Association (NPFA) 'Six Acre Standard' document as a basis for standard-making.

Draft TAN 16: Sport and Recreation

- 7.26 This TAN was prepared in the light of the Welsh Assembly Government's (WAGs) commitments to health and well being, increased participation in physical activity and opportunities for all, as set out in 'Wales: A Better Country' (September 2003) and 'Climbing Higher' (January 2005).
- 7.27 This TAN recommends LPAs to undertake Open Space Assessments, with which local standards and LDP policy concerning open space can be based upon. This includes an assessment of need and an audit of open space supply.
- 7.28 The TAN sets out the various open space typologies, in this context open space in the public realm, including not just land, but also areas of water such as rivers,

canals, lakes and reservoirs which offer opportunities for sport, recreation and tourism and can also act as a visual amenity, and may have conservation importance.

- 7.29 Consultation replies are currently being analysed and a new adopted TAN is set to replace the 1998 document in the next 6 months.

TAN 18 Transport (March 2007)

- 7.30 An efficient and sustainable transport system is recognised as a requirement for a modern, prosperous and inclusive society.
- 7.31 This TAN seeks to promote resource and travel efficient settlement patterns. This can be achieved by locating development where there is or will be good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion by ensuring accessibility for everyone. In addition the location of development near other related uses should encourage multi-purpose trips.

Regional

Mid Glamorgan (Rhondda Cynon Taf County Borough Council) Replacement Structure Plan (1991-2006)

- 7.32 The Structure Plan sets out County Borough wide strategic guidance for land-use development over a period of 15 years, until 2006. Although now out-of-date this adopted plan still forms an important part of the adopted development plan policy framework for the former Mid Glamorgan area. It will be replaced by the LDP in due course.
- 7.33 In terms of housing, the plan sought to focus most housing within the Taff Ely area of the Borough, and to a lesser extent in the Cynon Valley. An adequate supply of housing land continues to remain a vital element of the Structure Plan.
- 7.34 In relation to transportation, the plan makes reference to the A473 Llanharan by-pass. This forms Phase II of the major improvements to be implemented to the County Borough's highway network. This will provide an improved route for through-traffic as well as relief for the communities of the Llanharan area.
- 7.35 Major improvement is taking place in parts of the Borough, based upon different kinds of tourist attractions. The Borough believes that further designations as priority areas, would enhance their status and encourage co-ordinated management strategy. A

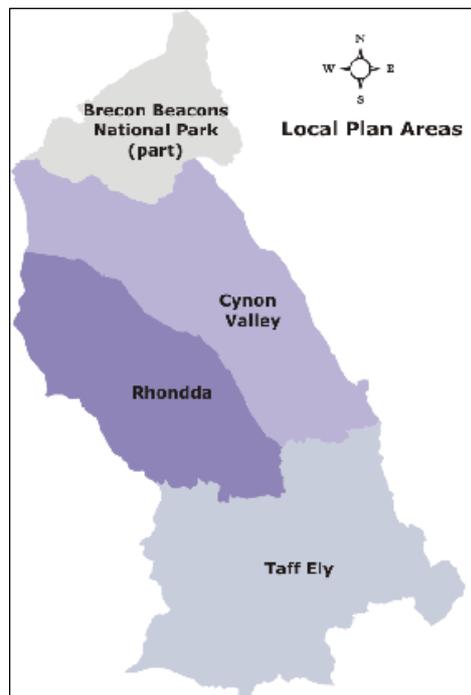
major part of the renewal strategy involves the development of tourist facilities, especially in the Northern valleys through the enhancement of the area's rich industrial and historical heritage and local leisure provision. Policy L7 seeks to support such tourism-related development as a specific priority for the northern valleys area.

Local

Adopted Local Policy: Rhondda Cynon Taf (Taff Ely) Local Plan

7.36 RCT is divided into three areas known as Rhondda, Cynon Valley and Taff Ely. Each area has its own Local Plan:

- Rhondda Cynon Taf (Rhondda) Local Plan 1991-2006
- Rhondda Cynon Taf (Cynon Valley) Local Plan 1991-2006
- Rhondda Cynon Taf (Taff Ely) Local Plan 1991-2006



(Source: Rhondda Cynon Taf website)

7.37 Llanharan is located within the Taff Ely region of the borough. Rhondda Cynon Taf (Taff Ely) Local Plan was adopted in June 2003 and covers the period 1991 – 2006.

- 7.38 According to the Proposals Map, the Llanharan area contains a number of housing allocations and one employment allocation. A designated conservation area lies within the eastern boundary of the settlement (around the central Square) and a historic parkland (Llanharan House) and Special Landscape Area lies beyond the settlement to the east.
- 7.39 The Local Plan sets out a planning vision for Taff Ely, these are threefold and focus on the following themes:
- Safeguarding and enhancing the environment,
 - Urban renewal, and
 - Sustainable development.
- 7.40 The villages of Brynna, Bryncae and Llanharan are included within the Llantrisant policy area. This area is recognised to have the most favourable combination of locational advantages and an attractive environment. However the plan states that infrastructure provision especially roads and sewers have tended to lag behind development. The Plan recognises the importance of containing development within the capacity of the infrastructure that serves it.
- 7.41 Llantrisant policy area is also recognised for its extensive areas of countryside of special landscape value. The plan seeks to protect the rural character of the approach to the Ely Valley from the M4 and other significant open spaces and landscape features. Both Local Plan policies EN1 and EN2 set out the criteria by which development within the countryside may be permitted, whereas policy EN5 deals specifically with protecting Special Landscape Areas from development which would unacceptably detract from the landscape area's visual qualities.
- 7.42 The plan provides a significant focus on the environment and deals in detail with design. The plan recognises the important impact existing individual and groups of building can have on their surrounding. As such, efforts should be made to ensure that developments are only permitted if they are in-keeping with or improve the original architectural style of their surroundings (Policy EN27). This may be particularly important in reference to the central Square area in Llanharan which is designated as a Conservation Area.
- 7.43 Development in 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 (Policy EN46). This will be an important consideration to protect the integrity of Llanharan Square for future generations. In supplement, Policy EN47 deals with design in conservation areas and states that proposed new development within such areas will be permitted if:

- *“It is sympathetically designed, using materials which are in keeping with their surroundings, and*
- *It is well related to the scale, character and architectural style of the area”.*

(Source: Taff Ely Local Plan – Adopted June 2003, page 48)

7.44 Paragraph 3.7 of the Local Plan stated that 7,400 new dwellings should be provided in Taff Ely between 1991 and 2006. However it is desirable that housing developments proceed in tune with general infrastructure provision including services and other social facilities (Policy H3).

7.45 Interviews with Development Control officers in the Council highlighted that recent housing developments have been permitted on unallocated housing sites. Under the provisions of Policy H4 such sites are permitted provide that:

- the site is not an important open space or off-street car park,
- the development will not result in inappropriate infilling,
- community and utility services are accessible or can be readily and economically provided,
- access can be obtained in accordance with the local highway authority’s standards,
- Adequate private and public amenity open space can be provided,
- Adequate car parking can be provided, and
- The development does not conflict with policies to protect the environment

7.46 Retail aspects of the plan are dealt with by policies S1-14. Llanharan Square is defined as a central shopping area. As such, there are a number of relevant policy provisions. Firstly, retail development (Use Class A1) will be permitted subject to satisfactory building and shop front design, service access and parking provision (Policy S5). Similarly, A1, A2 and A3 uses in the defined shopping areas will be permitted provided no loss of any shop, class A1 is involved - unless the shop has been vacant for more than 2 years and is not part of a continuous street level

shopping frontage, there would be no adverse effect on the amenity of nearby residential properties, and there would be no detriment from any extra traffic movements (Policy S7).

- 7.47 The plan seeks to permit proposals which extend the range and quality of community buildings provided there will be no detriment to residential amenities and safe and convenient links to residential areas in the catchment of the facility exist or are proposed (Policy C1). This support is extended to new and improved primary health care provided (Policy C2) and the use of premises for pre-school play groups (Policy C4).
- 7.48 Policy R1 sets out the various criteria proposals for indoor sports and community recreation which will be used to determine applications. The plan sets out a threshold of 125 dwellings over which land for sports pitches will be sought via planning obligations and in accordance with the Council's standards (Policy R2). Similarly a threshold of over 35 units will require developer contributions for informal amenity areas, in line with Council standards (Policy R5). Whilst children's play areas will be sought, for all new housing developments (Policy R4). In all instances, planning obligations may be used to up-grade existing recreational provisions as well as provide for new. Proposals resulting in the loss of sports grounds will not be permitted except in two circumstances in accordance with policy R7. Exceptions include where schemes enhance the provision of the same facility in the same neighbourhood, and where schemes include acceptable proposals for the future use of the existing site.
- 7.49 The plan gives priority to short-term parking in car parks most conveniently located for shops (policy P2). 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.
- 7.50 Other policies such as Policy P4 sets out that adequate provision of off-street parking will be required in the curtilage of new development and Policy P5 states that measures will be taken to reduce on-street parking in built-up areas, such as the provision of off-street car parks. A focus on alternative modes of transport is supported by Policy P6 which seeks to provide safe and convenient facilities for cycle parking in new development for business, industry, retailing, community, education, recreation, tourism and public transport.

Emerging Rhondda Cynon Taf Local Development Plan (2006-2021) Preferred Strategy

- 7.51 This document provides a strategy for future planning decisions in the Borough up until 2021. The document is guided by the Community Plan's vision to make a community where everyone who lives, works in or visits the area will enjoy the benefits of a better quality of life, whilst at the same time as helping to develop and protect the area for future generations. The strategy translates this vision into a series of objectives which form the basis for future policy development, these include: providing a mix of housing, in line with needs, promotion and protection of culture and heritage and reducing the need to travel and promote more sustainable modes of transport.
- 7.52 In relation to housing, the strategy seeks to promote sustainable regeneration for the Borough as whole. The document divides the Borough into two parts – the northern strategy area and the southern strategy area and seeks to undertake a targeted approach for each.
- 7.53 Llanharan is located within the 'Southern Strategy Area'. The emphasis on the southern area will be on sustainable growth that benefits RCT as a whole (see Policy SP2).
- 7.54 Within these areas, the strategy recognises the important role principle towns and key settlements play in providing services of both local and county important. Where possible, development will be focused on the principles towns and key settlements in order to support and reinforce the important role these centres play as places of social and economic activity.
- 7.55 The plan places an emphasis on sustainable development (Policy SP3) and place-making (Policy SP4). All development in the Borough will be determined on the basis of need and appropriate in scale to the environmental and infrastructural capacity. In addition, the strategy seeks to ensure that all development should contribute to creating sustainable places by including, amongst other things, an integrated mixture of uses, high levels of connectivity, high quality public realm and efficient use of land (see Policy SP4).
- 7.56 Llanharan is identified as two of eight key settlements in the Borough which are less significant centres than the other key settlements although both are found to be in

excellent strategic locations, capable of assimilating significant additional residential and commercial development.

- 7.57 In terms of residential development, provision will be made for 14,850 new dwellings throughout the County Borough during the 15 year Plan Period (Policy SP5). The strategy seeks to focus opportunities for additional housing in sustainable locations and at an appropriate scale in mind of the location's capacity for growth
- 7.58 In terms of employment and economic development, the northern strategy will seek to favour development of small-scale employment opportunities in areas such as town centres and residential areas provided that development does not have an adverse impact upon the integrity of the area. Whereas emphasise in the southern strategy area will be on providing land for companies with potential national and global markets.
- 7.59 In terms of retailing and town centres, Policy SP8 states that proposals for new and enhanced retail provision in, or adjacent to, town and district centres will be permitted where they improve the vitality and viability of the centre.
- 7.60 The strategy aims to secure an appropriate balance between protection of the natural environment and historic heritage. Transportation is interlinked with environmental considerations. During the plan period the A465 dualling at Abergavenny /Hirwaun will be completed as well as the provision of a new railway station at Llanharan. Development will be directed to locations that offer a choice of transportation, in order to reduce the need to travel by private car (Policy SP9).
- 7.61 A particular emphasis will be placed on community regeneration. Future development should take place in a way which is both sustainable and benefits the communities of RCT. This aim is particularly important for the northern strategy area which suffers from the greatest deprivation.
- 7.62 Policy SP12 deals with community infrastructure. It recognises that the impact of development on local community infrastructure needs to be addressed by appropriate on-site provision or contributions to off-site improvements. Planning obligations will be sought in relation to a variety of aspects such as affordable housing, open space, highways and/or local education provision.
- 7.63 In order to implement the Preferred Strategy potential key sites for growth are broadly identified throughout the County Borough. For the purposes the LDP strategic sites

are sites of more than 20 hectares that will because of the nature, scale or strategic location, significantly contribute to achieving their spatial strategy of the plan.

7.64 Site 8 – *Former OCG Site Llanilid, Llanharan* forms one of three sites identified in the southern strategy area. The site includes the proposed Dragon Film Studios and business park complex together with the land to the north of potential residential led development. Appropriate phasing of development will be important to ensure that transportation, infrastructure and community demands are adequately met at appropriate stages of growth.

7.65 A number of smaller, non-strategic sites have also been identified to accommodate local growth requirements.

Other policy

Towards Urban Renaissance: Urban Task Force (1999)

7.66 The Urban Task Force's 1999 Urban Renaissance Paper sets out principles for sustainable settlements. It provides guidance adapted from the University of the West of England's Sustainable Settlements Guide and sets out catchment population estimates required to support different facilities, and the types of centres these facilities might be located. The full table and diagram is located in Appendix 3, table below sets out a summary.

Sustainable settlements table

Type of centre	Extent of Catchment Area (radius)	Possible Facilities	Catchment Population
City	4-10 km	Stadium Cathedral City hall Theatre	City City City City
Town or district	2-6 km	Sports centre District centre Library Health centre	25,000 - 40,000 25,000 - 40,000 12,000 - 30,000 9,000 - 12,000
Neighbourhood	400-600m	Community offices Community centre Pub Post office	7,500 7,000 - 15,000 5,000 - 7,000 5,000 - 10,000
Local hubs	150-250m	Primary School	2,500 - 4,000

	Doctor	2,500 - 3,000
	Corner shop	2,000 - 5,000

Source: *Sustainable Urban Renaissance Paper by Urban Task Force (1999)*, Adapted from 'Sustainable settlements guide,' University of the West of England

7.67 In accordance with this paper a centre such as Llanharan should typically have a catchment area of 400 to 600 metres in radius, around a 10 minute walk (population 5,000 to 15,000). As such as minimum Llanharan should include a primary school, post office, public house, community centre, community offices, doctor and corner shop. In accordance with the diagram in Appendix 3, the centre may also sustain a secondary school, health centre, sports hall, small park, shopping hub and church / meeting facility. However the paper does state that there is no blueprint for success and this is strictly relevant to English towns only.

Turning Heads: A Strategy for the Heads of the Valleys 2020 (June 2006)

7.68 This strategy builds on earlier strategies produced by the Heads of the Valleys Programme, namely 'Heads We Win' (March 2005) and 'The Way Ahead...'Towards a Strategy for the Heads of the Valleys' (February 2006).

7.69 The Heads of the Valleys Programme is a 15 year regeneration strategy developed in partnership with five local authorities, including RCT, and other local stakeholders. The aim of the programme is to tackle the root causes of economic inactivity and other key issues in the area within the context of the Wales Spatial Plan.

7.70 'The Way Ahead ...'Towards a Strategy for the Heads of the Valleys' (February 2006) put forward the five key themes around which the programme might be built, these included:

- *"An attractive and well-used natural historic and built environment*
- *A vibrant economic landscape offering new opportunities*
- *A well educated, skilled and healthier population*
- *An appealing and coherent tourism and leisure experience*
- *Public confidence in a shared bright future"*

7.71 The area is recognised to benefit from some important opportunities, namely the upgrading of the A465, continued major public investment, strong communities and positive developments in the South East Wales labour market. As well as opportunities, there are a number of challenges which need to be addressed in the

area, such issues include, a declining population, high levels of economic inactivity, local educational attainment and skills levels and an unfavourable image.

- 7.72 In light of this knowledge of the area, the document outlines 12 strategic goals and programmes with an action plan for 2006/ 2009. The plan seeks to undertake major environmental ('landscape-scale') projects in 2006/07, then a renewal of key town centres in 2007/08 and development of the tourism and leisure offer in 2008/09.

Rhondda Cynon Taf Single Education Plan (September 2006-2008)

- 7.73 This plan aims to give direction and set intended outcomes for the education services provided by LPAs.
- 7.74 In terms of Borough population the plan recognises that an increase has occurred in the southern part of the County Borough, near the 'M4 corridor', as a result of extensive new housing development. This has been found to result in an ageing and decreasing population in the northern areas.
- 7.75 Key aims in relation to the built environment seek to maintain school premises and sites in a good condition which are fit for delivery of the national curriculum. In addition to this the plan outlines aims to ensure that school premises are used for community uses and where possible facilities are shared between different tiers of education (pre-school, primary and secondary) as well as the community.

Reaching Destination Rhondda Cynon Taf 2007-2013 - Rhondda Cynon Taf Tourism Strategy

- 7.76 The Borough was visited by 2,398,000 people in 2006, and generated £112.4 million for the local economy (STEAM - Scarborough Tourism Economic Activity Monitor research). Despite these figures, the Borough is not yet known as a tourist destination.
- 7.77 This strategy acts as strategic, non-location specific document and is organised around three main aims for tourism in RCT. The first seeks to raise the profile of the RCT in the UK tourism map and create a 'destination brand' for the Borough. Aim 2 seeks to develop and raise the quality of the RCT tourism offer and thirdly, to develop effective partnership working within the tourism industry.

- 7.78 The strategy identifies a number of tourism growth products or niche markets that can be maximised. These include walking, cycling, adventure / activity, history / heritage, culture / events, genealogy, golf and equestrian.

A Better Life: Our Community Plan 2004-14 (Rhondda Cynon Taf Better Life Consortium)

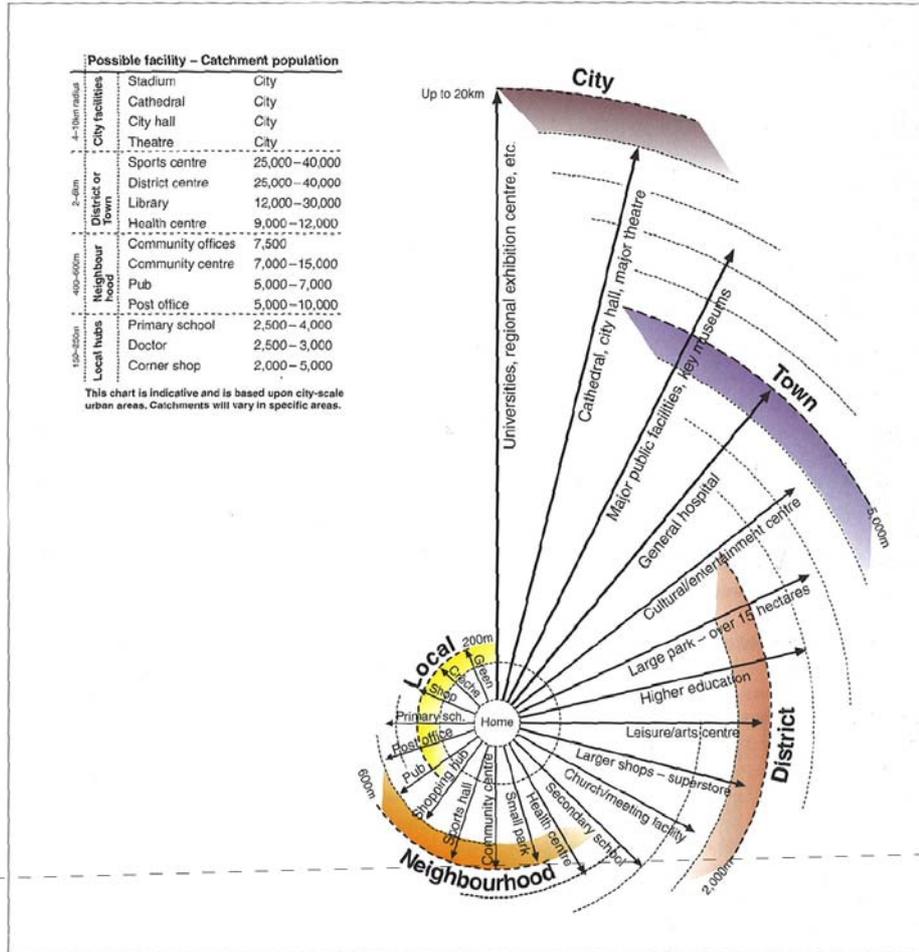
- 7.79 The document outlines a shared vision for the entire RCT County Borough. The plan was developed by a range of local partners, through the Better Life Consortium during 2003 and 2004. A central theme of this shared vision is the improvement of quality of life for everyone who lives, works and visits the area.
- 7.80 In order to arrive at this vision the document identifies a number of challenges which face RCT's local communities and service providers. The area is recognised as growing in diversity, changing in terms of local economy and social characteristics. The County is currently transforming from that based on heavy industry to one which incorporates a growing diversity of sectors including new media and tourism. However whilst areas around the M4 motorway are growing in affluence, there still remains stubborn residues of social deprivation particularly in the northern valleys, incorporating areas such as Hirwaun.
- 7.81 Taking these challenges and shared vision into consideration, the plan outlines five action themes whereby these challenges and vision can be achieved by 2014. These action themes include *'safer communities'*, *'our living space'*, *'our health and well being'*, *'boosting our local economy'* and *'learning for growth'*. This includes measures to protect and improve streetscapes and open spaces around the Borough, as well as improve access to high quality health services and education services.

Appendix 2: List of consultees

- RCT Council Departments:
 - Tourism (Luan Oestrich);
 - Leisure (Martin Sullivan)
 - Outdoor Provision (Cyril Chivers)
 - Education (Julie Hadley)
 - Libraries (Gillian Evans)
 - Development Control (Gareth Davies and Huw Roberts)
 - Development Policy (Owen Jones and Clare Richards)
 - Community Facilities (Nicola Lewis)
 - Infrastructure (Bob Harper)
 - RCT LHB (Paul Western)
- Llanharan Community Council
- Councillor Roger Turner (Brynna and Bryncae Ward Member)
- Councillor Geraint Hopkins (Llanharan Ward Member)

Appendix 3: Sustainable settlement diagram

Figure 1.3: The city provides the framework for core institutions



(Andrew Wright Associates)

Source: Adapted from 'Sustainable settlements guide', University of the West of England

(Source: 'Towards Urban Renaissance', the 1999 Urban Taskforce paper)

Appendix 4: Major planning applications in Llanharan and Brynna and Bryncae wards (01/01/2003-06/02/2008)

Major Applications decided in Wards: Brynna and Llanharan Between 01/01/2003 and 06/02/2008

Ref Number	Decision Date	Location	Proposal		
03/0219/10	16/05/2003	MEIROS VALLEY, OFF SEYMOUR AVE, LLANHARAN, PONTYCLUN.	Substitution for a 'Raleigh' type in lieu of 'Kent' type cabin on plots 4, 6, 16, 18 - 21 (7 No. plots in total)	REF	MAJD
02/1621/15	06/06/2003	GARTH ISAF FARM, TALBOT GREEN, PONTYCLUN.	Renewal of Outline application T/99/2055 - Hotel Development.	GTD	MOMD
03/0316/10	06/06/2003	MEIROS VALLEY OFF SEYMOUR AVE, LLANHARAN, PONTYCLUN.	Amendment to approved site layout in respect of plots 3-10 and 12-21(incorporating the provision of garages).	GTD	MAJD
02/1534/16	15/10/2003	LLANILID OCCS WORKSHOPS, BRIDGEND RD, LLANHARAN, PONTYCLUN	Residential Development with associated Highways and drainage	GTD	MAJD
03/1248/10	07/11/2003	LAND AT GARTH ISAF NORTH OF A473 LLANHARAN, PONTYCLUN.	Industrial/Warehouse Development - Block A. (Amended Location).	GTD	MISW
01/2815/13	16/01/2004	THE FORMER LLANILID OPENCAST SITE, LLANHARAN, PONTYCLUN.	Proposed film studios complex including production and post production facilities, administration, core services, celebrity residences, parking, a film backlot, a golf course and club house and a film academy. Leisure complex including leisure attractions, themed retail outlets, restaurants/fast food counters, a multiplex cinema and parking. Associated developments comprising hotel and conference centre with health spa, offices, business parks, warehousing and light industrial, hospital, budget hotel and petrol filling station. A new motorway junction, new roundabout on the A473 and pedestrian and cycle routes throughout the site.	GTD	MOMD

Ref Number	Decision Date	Location	Proposal		
02/1850/13	26/03/2004	LAND OFF FELINDRE ROAD, PENCOED, BRIDGEND. (BOUNDED BY THE M4 MOTORWAY TO THE SOUTH)	Erection of building for uses within Classes B1 & B2 of the Town & Country Planning (Use Classes) Order 1987, together with associated engineering & building operations & landscaping works(Amended general layout plans received 5th June, 2003).	GTD	MISW
04/0341/16	29/04/2004	THE FORMER OPENCAST SITE, LLANILID, LLANHARAN, PONTYCLUN.	Proposed development of 5 Silent Stages with integral office accommodation totalling 92,000 sq.ft. & car park.	WDN	MOMD
04/0460/13	22/06/2004	THE FORMER OPEN CAST SITE, LLANILID, LLANHARAN, PONTYCLUN.	Proposed road network comprising initial access for the first phase of the sound stages of the film studios & incorporating the first section of the proposed Llanharan By Pass.	WFI	MOMD
04/0664/20	30/07/2004	GARTH ISAF FARM, TALBOT GREEN, PONTYCLUN.	Office development - Block 1.	GTD	MAJO
04/1092/15	24/09/2004	LAND OFF FELINDRE ROAD, PENCOED, BRIDGEND (BOUNDED BY THE M4 MOTORWAY TO THE SOUTH)	Application to vary the terms of condition 3 (requirement for timing of submission of full engineering details, provision of new roundabout & improvements/alterations to Felindre Road & Pantruthin Lane) and condition 29 (requirement for timing of development in respect of noise levels information) as imposed on outline planning permission 02/1850, dated 26 March 2004.		MISW
04/0342/10	30/12/2004	THE NORTH WEST CORNER OF THE FORMER OPENCAST SITE, LLANILID, LLANHARAN, PONTYCLUN.	Proposed development of 5 Silent Stages with integral office accommodation totalling 92,000 sq.ft., car park, new access onto the A473, film backlot of 4 hectares & perimeter security fence.	GTD	MOMD
04/1246/13	23/11/2005	THE FORMER OPENCAST SITE, LLANILID, LLANHARAN, PONTYCLUN	Application under S73 of the Town & Country Planning Act 1990. A full description of the proposal is attached at Appendix A.	GTD	MOMD

Ref Number	Decision Date	Location	Proposal		
04/1944/10	09/12/2005	FORMER TIMBER YARD BRIDGEND ROAD, LLANHARAN.	Construction of 42 dwellings, formation of new access road and associated works.	GTD	MAJD
02/1874/03	13/03/2006	LAND TO NORTH OF M4 EAST OF SONY,FELINDRE ROAD, PENCOED BRIDGEND	Erection of Buildings for Class B1 & B2 use & associated works (Outline) (Observations requested by Bridgend County Borough Council).	RNO	MISW
06/0622/10	14/06/2006	PENCOED TECHNOLOGY PARK, FELINDRE ROAD, PENCOED, BRIDGEND (PROJECT HORIZON PLOT. PHASE 1.)	Medical devices manufacture plant - facility will comprise of environmentally controlled production suites with materials storage and associated warehousing, with plant room over, and a three storey office block, with associated external works and landscaping	GTD	MAJO
06/0538/10	15/06/2006	TURBERVILLE HOTEL, CHAPEL ROAD, LLANHARAN, PONTYCLUN, CF72 9QA	Ground floor extension to lounge, upgrading toilet facilities, external handrailing and disabled access.	REF	MAJR
03/0306/13	09/08/2006	LAND AT GELLIFEDI FARM, BRYNNA, LLANHARAN, PONTYCLUN.	Residential Development (Outline)	GTD	MAJD
01/2806/13	12/09/2006	LAND AT BRYNNA WOODS, BRYNNA RD, LLANHARAN, PONTYCLUN	Housing development (outline application).	WDN	MAJD
06/1196/15	22/09/2006	LLANILID OCCS WORKSHOPS, BRIDGEND ROAD, LLANHARAN, PONTYCLUN.	Variation of condition 1 to extend the application for approval of the Reserved Matters by a further two years from the date of approved outline consent - (until 26/04/2007)	GTD	MAJD
05/0129/10	09/10/2006	LAND AT GELLIFEDI FARM, BRYNNA, LLANHARAN, PONTYCLUN.	Proposed residential development 3 - 4 bedroom houses (24 plots)	WDN	MAJD
06/2396/10	19/02/2007	FORMER PRIMARY SCHOOL, CHAPEL ROAD, LLANHARAN, PONTYCLUN	Conversion and extension of existing former primary school to provide 20 No. apartments and associated works.	GTD	MAJD
07/0093/10	22/03/2007	PENCOED TRAVEL INN, PANTRUTHYN FARM, PENCOED BUSINESS PARK, PENCOED, BRIDGEND, CF35 5HY	Two storey extension to existing hotel to add twenty bedrooms	GTD	MOMD

Ref Number	Decision Date	Location	Proposal		
06/2297/16	17/04/2007	LLANILID OCCS WORKSHOPS, BRIDGEND ROAD, LLANHARAN, PONTYCLUN.	Residential development with associated highways and drainage - house type substitution	GTD	MAJD
06/1485/13	14/08/2007	LAND AT FORMER LLANILID OPEN CAST COAL MINE, LLANHARAN, PONTYCLUN.	Construction of residential dwellings with associated infrastructure (Amendments to Planning Application Supporting Report -Enabling Development & Associated Infrastructure received on 16th February 2007).	GTD	MAJD
07/0716/16	15/08/2007	LAND ADJACENT TO LLANHARAN RUGBY CLUB, BRIDGEND ROAD, LLANHARAN, PONTYCLUN.	Residential Development - 7 No. plots and associated road infrastructure (Reserved matters application)	GTD	MAJD
07/0042/13	18/10/2007	SITE A : LAND AT BRYNNA WOODS, ADJOINING TO BRYNNA ROAD, LLANHARAN. SITE B: LAND SOUTH OF BETHLEHEM VIEW, LLANHARAN	Residential development (Outline - 2 sites)	GTD	MAJD

Appendix 5: Approved development sites across Llanharan area

Appendix 6: Strategic and non-strategic sites across Llanharan area

Appendix 7: Llanharan area public facilities plan

Appendix 8: Bus timetables

Service No 44 Bridgend Bus

BRIDGEND TO TALBOT GREEN Via Princess of Wales Hospital, The Pines & Heol-y-Cyw

Monday – Saturday

Bridgend: 9:00, 10:30, 12:00, 13:30, 15:00, 16:00 (only Saturdays), 17:30.

No service on Sunday

First Cymru: Timetables for Service Number: 44

Monday to Friday (not Public Holidays).

Valid from: 06/01/2008

Valid to: 29/03/2008

44: Bridgend - Talbot Green

Via Brackla, Pencoed, Brynna, Llanharan & Llanharry

Service No.:	44	44	44	44	44	44	44	44	44	44	44
Notes:											
Bridgend Bus Station	0730	0820	0930	1030	1130	1230	1330	1430	1530	1630	1740
Brackla Way (Hunters Ridge)	0740	----	0940	1040	1140	1240	1340	1440	1540V	1640	1750
Brackla (Church Acre)	0744	----	0944	1044	1144	1244	1344	1444	1544	1644	1754
Mid Glamorgan Crematorium	0746	----	0946	1046	1146	1246	1346	1446	1546	1646	1756
Bridgend Ind Est (ELAC)	----	0830	----	----	----	----	----	----	----	----	----
Coychurch (White Horse)	0749	0833	0949	1049	1149	1249	1349	1449	1549	1649	1759
Pencoed (Monument)	0754	0839	0954	1054	1154	1254	1354	1454	1554	1654	1804
Brynna (Eagle Hotel)	0759	0845	0959	1059	1159	1259	1359	1459	1559	1659	1809
Llanharan (High Corner)	0804	0850	1004	1104	1204	1304	1404	1504	1604	1704	1814
Llanharry (Bear Inn)	0809	0855	1009	1109	1209	1309	1409	1509	1609	1709	1819
Pontyclun (Bethel Chapel)	0814	0900	1014	1114	1214	1314	1414	1514	1614	1714	1824
Talbot Green (Bus Station)	0819	0905	1019	1119	1219	1319	1419	1519	1619	1719	1829

V On schooldays does NOT operate via Channel View

44: Talbot Green - Bridgend

Via Llanharry, Llanharan, Brynna, Pencoed & Brackla

Service No.:	44	44	44	44	44	44	44	44	44	44	44
Notes:											
Talbot Green (Bus Station)	0735	0830	0930	1030	1130	1230	1330	1430	1530	1630	1730
Pontyclun (Bethel Chapel)	0739	0834	0934	1034	1134	1234	1334	1434	1534	1634	1734
Llanharry (Bear Inn)	0744	0840	0940	1040	1140	1240	1340	1440	1540	1640	1740
Llanharan (High Corner)	0750	0845	0945	1045	1145	1245	1345	1445	1545	1645	1745
Brynna (Eagle Hotel)	0754	0850	0950	1050	1150	1250	1350	1450	1550	1650	1750
Pencoed (Monument)	0800	0855	0955	1055	1155	1255	1355	1455	1555	1655	1755
Pencoed (Sony Factory)	----	----	----	----	----	----	----	----	----	----	----
Coychurch (White Horse)	0807	0902	1002	1102	1202	1302	1402	1502	1602	1702	1802
Bridgend Ind Est (ELAC)	0810	----	----	----	----	----	----	----	1607	----	----
Mid Glamorgan Crematorium	----	0904	1004	1104	1204	1304	1404	1504	----	1704	1804

Brackla (Church Acre)	----	0906	1006	1106	1206	1306	1406	1506V	----	1706	1806	
Brackla (Hunters Ridge)	----	0911	1011	1111	1211	1311	1411	1511	----	1711	1811	
Bridgend Bus Station		0820	0922	1022	1122	1222	1322	1422	1522	1620	1722	1822

V On schooldays does NOT operate via Channel View

Source: First Group website

First Cymru: Timetables for Service Number: 44 Saturday.

Valid from: 06/01/2008 Valid to: 29/03/2008

44: Bridgend - Talbot Green

Via Brackla, Pencoed, Brynna, Llanharan & Llanharry

Service No.:	44	44	44	44	44	44	44	44	44	44
Notes:										
Bridgend Bus Station	0930	1030	1130	1230	1330	1430	1530	1630	1740	
Brackla Way (Hunters Ridge)	0940	1040	1140	1240	1340	1440	1540V	1640	1750	
Brackla (Church Acre)	0944	1044	1144	1244	1344	1444	1544	1644	1754	
Mid Glamorgan Crematorium	0946	1046	1146	1246	1346	1446	1546	1646	1756	
Bridgend Ind Est (ELAC)	----	----	----	----	----	----	----	----	----	----
Coychurch (White Horse)	0949	1049	1149	1249	1349	1449	1549	1649	1759	
Pencoed (Monument)	0954	1054	1154	1254	1354	1454	1554	1654	1804	
Brynna (Eagle Hotel)	0959	1059	1159	1259	1359	1459	1559	1659	1809	
Llanharan (High Corner)	1004	1104	1204	1304	1404	1504	1604	1704	1814	
Llanharry (Bear Inn)	1009	1109	1209	1309	1409	1509	1609	1709	1819	
Pontyclun (Bethel Chapel)	1014	1114	1214	1314	1414	1514	1614	1714	1824	
Talbot Green (Bus Station)	1019	1119	1219	1319	1419	1519	1619	1719	1829	

V On schooldays does NOT operate via Channel View

44: Talbot Green - Bridgend

Via Llanharry, Llanharan, Brynna, Pencoed & Brackla

Service No.:	44	44	44	44	44	44	44	44	44	44
Notes:										
Talbot Green (Bus Station)	0830	0930	1030	1130	1230	1330	1430	1530	1630	1730
Pontyclun (Bethel Chapel)	0834	0934	1034	1134	1234	1334	1434	1534	1634	1734
Llanharry (Bear Inn)	0840	0940	1040	1140	1240	1340	1440	1540	1640	1740
Llanharan (High Corner)	0845	0945	1045	1145	1245	1345	1445	1545	1645	1745
Brynna (Eagle Hotel)	0850	0950	1050	1150	1250	1350	1450	1550	1650	1750
Pencoed (Monument)	0855	0955	1055	1155	1255	1355	1455	1555	1655	1755
Pencoed (Sony Factory)	----	----	----	----	----	----	----	----	----	----
Coychurch (White Horse)	0902	1002	1102	1202	1302	1402	1502	1602	1702	1802
Bridgend Ind Est (ELAC)	----	----	----	----	----	----	----	----	----	----
Mid Glamorgan Crematorium	0904	1004	1104	1204	1304	1404	1504	1604	1704	1804
Brackla (Church Acre)	0906	1006	1106	1206	1306	1406	1506V	1606	1706	1806

Brackla (Hunters Ridge)	0911 1011 1111 1211 1311 1411 1511 1611 1711 1811
Bridgend Bus Station	0922 1022 1122 1222 1322 1422 1522 1622 1722 1822

V On schooldays does NOT operate via Channel View

Source: First Group website

Stagecoach Service No. 244

Pontypridd • Talbot Green • Pencoed • Bridgend 244									
MONDAYS TO SATURDAYS except Bank Holiday Mondays									
Pontypridd bus station stand 10	0545	0630	0730	then hourly at	30	until	1630	1730	
Treforest Forest Road	0551	0636	0736		36		1636	1736	
Church Village Cross Inn	0557	0642	0742		42		1642	1742	
Beddau Square	0603	0648	0749		49		1649	1749	
Llantrisant Wheatsheaf Hotel	0608	0653	0755		55		1655	1755	
Royal Glamorgan Hospital	▼	0657	0759		59		1659	1759	
Talbot Green bus station stand B	0612	0701	0810		10		1710	1805	
Pontyclun Bethel Chapel	↓	0705	0815		15		1715	1814	
Llanharry Bear Inn	↓	0709	0821		21		1721	1819	
Llanharan High Corner	0617	0713	0828		28		1728	1825	
Brynna Eagle Hotel	0621	0718	0832		32		1732	1829	
Pencoed library	0626	0721	0837		37		1737	1834	
Pencoed monument	0627	0722	0838		38		1738	1835	
Coychurch opp White Horse	0635	0730	0846		46		1746	1843	
Mid Glamorgan Crematorium	0638	0733	0849		49		1749	1846	
Brackla Way Ger y Coed	0639	0734	0850		50		1750	1847	
Bridgend bus station	0644	0742	0858		58		1758	1855	

Bridgend • Pencoed • Talbot Green • Pontypridd 244									
MONDAYS TO SATURDAYS except Bank Holiday Mondays									
Bridgend bus station stand 7	0645	0745	0905	then hourly at	05	until	1705	1805	1905
Brackla Way Hunters Ridge	0653	0753	0913		13		1713	1813	1913
Mid Glamorgan Crematorium	0654	0754	0914		14		1714	1814	1914
Coychurch White Horse	0657	0757	0917		17		1717	1817	1917
Pencoed monument	0710	0810	0925		25		1725	1822	1922
Pencoed library	0711	0811	0926		26		1726	1823	1923
Brynna Eagle Hotel	0716	0816	0931		31		1731	1828	1928
Llanharan High Corner	0720	0820	0935		35		1735	1831	1931
Llanharry Bear Inn	0726	0826	0941		41		1741	1836	1936
Pontyclun Bethel Chapel	0731	0831	0947		47		1747	1841	1941
Talbot Green bus station stand D	0740	0840	0952		52		1752	1848	1948
Royal Glamorgan Hospital	▼	0845	1000		00		1800	1852	▼
Llantrisant Wheatsheaf Hotel	0744	0853	1008		08		1808	1900	1952
Beddau Square	0748	0857	1012		12		1812	1904	1956
Church Village Cross Inn	0754	0903	1018		18		1818	1910	2001
Treforest railway station	0800	0909	1024		24		1824	1916	2005
Pontypridd bus station	0809	0918	1033		33		1833	1920	2008

Source: Stagecoach website

Appendix 9: Distance rings map

Appendix 10: Abbreviations

GIS	Geographical Information Systems
ICT	Information and Communications Technologies
LDP	Local Development Plan
LHB	Local Health Board
LPA	Local Planning Authority
NLP	Nathanial Lichfield and Partners
NPFA	National Playing Fields Association
OAP	Old Age Pensioner
PPW	Planning Policy Wales
RCT	Rhondda Cynon Taf
SPG	Supplementary Planning Guidance
TAN	Technical Advice Note
UDP	Unitary Development Plan
WAG	Welsh Assembly Government