

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LOCAL DEVELOPMENT PLAN (2006-2021)

DRAFT
Retail & Leisure
Development: Approach
to Site Selection

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1. INTRODUCTION

The research and analysis contained within this background paper has been undertaken to inform the retail aspects of the Rhondda Cynon Taf Local Development Plan (LDP). This document should be read in conjunction with the LDP Retail Topic Paper [April 2008], the Retail Capacity Assessment [March 2008], the LDP Leisure Topic Paper [April 2008] and Leisure Study [2008].

The analysis has been prepared in accordance with national planning policy contained in Ministerial Interim Planning Policy Statement 02/2005.

2. PLANNING POLICY

Ministerial Interim Planning Policy Statement 02/2005

Assembly Government retail and leisure planning policy is embodied in Ministerial Interim Planning Policy Statement 02/2005 (MIPPS), which amends sections 10.1 to 10.3 of Planning Policy Wales (2002). Supplementary guidance in relation to retailing is contained in Technical Advice Note TAN 4: Retailing and Town Centres (November 1996). The Planning Policy Wales Companion Guide (2006) relates the guidance to the LDP system, identifying clear statements of national policy that should only be repeated in where local circumstance require.

The Assembly Government's objectives for retailing are to:

- Secure accessible, efficient, competitive and innovative retail provision for all the communities of Wales, in both urban and rural areas;
- Promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and for other functions complementary to it.

In order to achieve this, the Assembly Government will seek to ensure that retail provision is co-located with other commercial businesses, leisure facilities, community facilities and employment. Development Plans should have a clear strategy and policies for retail development, to promote a successful retail sector supporting existing communities and centres. Plans should identify changing pressures and opportunities and devise appropriate responses to them. In deciding whether to identify sites for retail development, precedence should be given to establishing quantitative need for both convenience (food) and comparison (non-food) floorspace, before qualitative considerations are brought into play. Criteria are given for making allocations in excess of quantitative need. The sequential approach should be taken to selecting sites where there is a need to meet, giving first preference to town centre locations. A criteria based policy should be included for proposals on unallocated sites.

Technical Advice Note TAN 4: Retailing and Town Centres (November 1996)

TAN 4 outlines information requirements for retail studies, and states that applications for retail development over 2,500 m² should be supported by an impact assessment.

3. RETAIL NEED IN RHONDDA CYNON TAF

Rhondda Cynon Taf LDP Retail Study (2008)

Nathaniel Lichfield & Partners originally drafted a Retail Capacity Assessment of Rhondda Cynon Taf in 2003. This was updated in 2008. The purpose of the study is to provide evidence of quantitative need for retail floorspace (floorspace for sales of both convenience (food) and comparison (non-food) goods) between 2007 and 2021.

The quantitative analysis is based on a study area defined for the Plan Area and the surrounding catchment area, which has been divided into 8 zones for more detailed analysis. The primary catchment area broadly relates the LDP boundary and is included in zones 1-4.

The main finding is that planning commitments for retail development will meet much of the need in the early part of the plan period, and that there could be a significant comparison (non-food) goods floorspace need after 2016.

Identified quantitative need in the plan period (in addition to planning commitments) is for:

- 2,507 m² net of convenience sales floorspace and
- 21,770 m² of comparison sales floorspace.

This retail need is for the LDP area, and has not been disaggregated into zones.

Rhondda Cynon Taf LDP Leisure Study (2008)

Nathaniel Lithchfield and Partners were appointed by the Council to undertake an assessment of outdoor leisure provision within the County Borough.

The Study builds on the findings of a baseline study which analysed the results of a household survey on leisure patterns across the County Borough which considered the opinion of residents on the qualitative aspects of the existing provision and the geographic pattern of leisure usage across the County Borough.

The Study indicates that there is no requirement for significant new provision in Rhondda Cynon Taf as a whole. A qualitative requirement for the provision of new facilities, particularly a multiplex cinema and ten pin bowling exists around Llantrisant and ten pin bowling in Aberdare.

4. APPROACH TO SITE SELECTION

4.1 Areas of Search

The 2008 Retail and Leisure Studies subdivides the LDP area into 4 zones. These have been used as the basis for the search for retail development sites:

Zone 1	Aberdare & Hirwaun
Zone 2	Rhondda & Tonyrefail
Zone 3	Pontypridd & Mountain Ash
Zone 4	Llantrisant / Talbot Green and Llanharan

4.2 *Site Identification*

For the purposes of retail site selection, development opportunities were identified by a number of means:

- Search of adopted Development Plans - sites allocated for retail or leisure development in the adopted local plans;
- Emerging proposals - development proposals with potential for retail or leisure development;
- LDP Candidate Sites – sites proposed for retail or leisure development included in the LDP candidate site assessment process; and
- Planning Officer knowledge.

4.3 *Methodology for Assessing Sites*

Following the identification of sites, the MIPPS sets the factors that should be taken into account in considering their suitability for retail and leisure development. Paragraph 10.2.10 of the MIPPS states:

“In deciding whether to identify sites for retail and leisure developments, local planning authorities should in the first instance **consider whether there is a need for additional provision** for these uses. Such need may be quantitative to address a provable unmet demand for the provision

concerned. Precedence should be accorded to establishing quantitative need for both development plan allocations before qualitative factors are brought into play. Qualitative assessment should cover both positive and negative implications. Where the current provision appears to be adequate in quantity, the need for further allocation must be fully justified in the plan. This may be the case if new provision can be located where:

- It supports the objectives and strategy of an up to date development plan or policies in the guidance;
- It is highly accessible by walking, cycling or public transport;
- It contributes to substantial reduction in car journeys;
- It contributes to co-location of facilities in existing town, district, local or village centres;
- It significantly contributes to the vitality, attractiveness and viability of such a centre; or where
- It would alleviate a lack of convenience provision in a disadvantaged area.

If there is no need for further development for retail or leisure uses, there will be no need to identify additional sites.”

Paragraph 10.2.11 continues:

Local planning authorities should **adopt a sequential approach** to selecting sites where a need is identified for such new development. The sequential approach should also be used when allocating sites for the other uses best located in existing centres (see 10.2.9). Adopting a sequential approach means that first preference should be for town centre locations, where suitable sites or buildings suitable for conversion are available. If they are not then consideration should be given to amending the boundaries of existing centres so that appropriate edge of centre sites are included as referred to in paragraph 10.2.1. Where this is not practical then district and local centres might be considered and, only then, out-of-centre sites in locations that are accessible by a choice of means of transport. When proposing a development plan allocation in an edge of centre or out-of-centre location for uses best located in an existing centre, local planning authorities must have regard to need and the sequential test and be able to fully justify the proposal.”

On the basis of national planning policy, as set out in the MIPPS, the site assessment has been undertaken, taking into account the following:

- A. Relationship of site to the LDP core strategy of building sustainable communities in the north, sustainable growth in the south that benefits the whole plan area and the focussing of development in principal towns and key settlements;
- B. Relationship of the site to the LDP hierarchies of retail centres;

- C. Capacity of the sites for retail floorspace in addition to commitments;
 - D. Planning constraints (ecology designations, tree preservation orders, flood risk zones, mineral resources, etc);
- MIPPS paragraph 10.2.10 criteria including the sequential approach to site selection, as defined in MIPPS paragraph 10.2.11.

5. SITES CONSIDERED BY ZONE

ZONE 1: ABERDARE AND HIRWAUN

The existing centres are Aberdare (principal town) and Hirwaun (key settlement).

No sites around Aberdare were sought for retail development as existing provision and commitments in the town centre, Gadlys and Aberaman are considered sufficient. Consideration was given to leisure development. Hirwaun centre is not considered sufficient to serve the key settlement, so sites in this area are sought.

1.1	Robertstown Strategic Site
Notes	10 ha. Out of centre.
Non-car accessibility	The site is located in close proximity to Aberdare Railway and Bus Station. As part of the strategic site, the site would be designed to maximise accessibility by walking, cycling and

	bus.
Suitability	The potential exists for the site to be developed for a mixture of uses including leisure. .
Availability	As part of the strategic site, the site is considered to be available. The site has a C2 flood risk constraint which will need to be resolved prior to development
Conclusion	The site is accessible, suitable and available for leisure use.

1.2	Hirwaun: Gloucester Wagon Works site, Penyard Road
Notes	2.4 ha. Out of Centre.
Non-car accessibility	Accessible by walking and cycling. Close to potential railway station. Not on a bus route.
Suitability	No street frontage for visibility. Poorly sited to serve residents of the strategic site.
Availability	Developer is seeking planning permission for residential development. Residents are seeking designation of the site as a Village Green. The entire site is part of a SINC.
Conclusion	The site is moderately accessible, but is neither suitable nor available for retail use.

1.3	Hirwaun: Bryngelli Industrial Estate
Notes	2.1 ha. Out of Centre.
Non-car accessibility	Accessible by walking and cycling. Not on a bus route.
Suitability	The site is not visibly located in the urban area.

Availability	The site is an old industrial estate that is available for redevelopment.
Conclusion	The site is moderately accessible and is available, but is not suitable for retail use.

1.4	Hirwaun: Towers & Beacons site
Notes	1.4 ha. Out of Centre.
Non-car accessibility	Accessible by walking and cycling. Not on a bus route.
Suitability	The site is not visibly located in the urban area. Although visible from the A465, the route to the site from the A465 would be inconvenient.
Availability	Although the site is vacant, planning permission has been granted for residential redevelopment.
Conclusion	The site is moderately accessible, but is neither suitable nor available for retail use.

1.5	Hirwaun: North of Rhigos Road
Notes	2.5 ha. Out of Centre.
Non-car accessibility	Accessible by walking and cycling. On a bus route.
Suitability	Most of the site is designated either SSSI or SINC. The C2 flood risk zone affects the centre of the site. Only 0.3 hectares is not constrained.
Availability	The site is a Candidate Site [151] for the LDP, and is therefore regarded as available.
Conclusion	The site is accessible and available, but is not suitable for retail use.

1.6	Hirwaun: Strategic Site
Notes	109 ha. Out of centre.
Non-car accessibility	As part of the strategic site, the site would be designed to maximise accessibility by walking, cycling and bus.
Suitability	There is potential to design the development as a new centre for Hirwaun to serve both the strategic site and the existing urban area.
Availability	Part of an extensive SINC affects the strategic site, but there is scope for mitigation of the loss by improvement of the unaffected habitat. As part of the strategic site, the site is considered to be available.
Conclusion	The site is potentially accessible, suitable and available for retail use.

Conclusions for Zone 1

Of the 6 sites considered, only the site within the Hirwaun Strategic Site is potentially accessible, suitable and available for retail use.

Retail development of this site would contribute to the sustainability of a settlement in the Northern Strategy Area, and would contribute to the focussing of development in a key settlement.

Hirwaun is listed as a level 2 centre in the Northern Strategy Area retail hierarchy, but the existing centre is small to fulfil this role. The site has the capacity to provide a new centre of appropriate size for the key settlement.

As the retail site need not be affected by the SINC, there are no identified planning constraints.

The MIPPS criteria are considered met, as the development would provide a new centre in a disadvantaged area.

The sequential approach has only identified the one site to meet retail need in Zone 1 and Hirwaun.

The Robertstown Strategic Site is potentially accessible, suitable and available for leisure use.

The significant planning constraint on the brownfield site is a flooding constraint. The use proposed is not a highly vulnerable use and can be ameliorated.

The MIPPS criteria are considered met and the development can provide enhanced leisure provision in the Principal Town of Aberdare.

ZONE 2: RHONDDA AND TONYREFAIL

The existing centres are Ferndale, Porth, Treorchy, Tonypany and Tonyrefail (all key settlements).

No sites in Rhondda and Tonyrefail were sought for leisure development as existing provision is considered sufficient.

2.1	Porth: Bus Station
Notes	1.9 ha. Out of centre.
Non-car accessibility	The site is accessible by walking and cycling. The site is on a bus route. There is a train station in Porth centre.
Suitability	The site is well located to serve residents of both Rhondda Fawr and Rhondda Fach valleys.
Availability	The site is in flood risk zone B: zone C2 only affects the fringe of the site. The site is allocated for retail development in the adopted Local Plan and planning permission has been granted in the past. The site is still occupied by bus operators that require relocation. Third party land required for service access from Aber-rhondda Road is not available.
Conclusion	The site is accessible and suitable, but is not available for retail use.

2.2	Treorchy: Cae Mawr Industrial Estate
Notes	2.7 ha. Out of centre.
Non-car accessibility	Accessible by walking and cycling. Bus route is about 200m away. Train station in Treorchy centre.
Suitability	The site lacks street frontage for visibility. Access may be difficult to achieve.,
Availability	Part of the site is allocated for employment development in the adopted Local Plan. Parts of the site are in the C2 flood risk zone.
Conclusion	The site is moderately accessible and

	moderately suitable for retail use. The site is potentially available if it is not required for B1 B2 B8 development.
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2.3	Trealaw: Ynys Field
Notes	1.8 ha. Out of centre.
Non-car accessibility	The site is located on a bypass. There is poor accessibility by walking, cycling and bus. Trealaw railway station is about 300m to the east.
Suitability	The site would be visibly located on the A4058.
Availability	The site is allocated for bulky comparison goods retailing in the adopted Local Plan. Planning permission for this has been granted in the past. The site is in a C2 flood risk zone. A SINC affects only the southern margin.
Conclusion	The site is suitable and available for bulky goods retailing, but suffers from poor non-car accessibility.
2.4	Tonyrefail: West of Mill Street (Case Pallets)
Notes	0.88 ha. Edge of Centre.
Non-car accessibility	The site is accessible by walking and cycling. The site is close to a bus route.
Suitability	The site lacks frontage to Mill Street for visibility. The site is small and narrow.
Availability	Planning permission has been granted for housing development. The site is in a C2 flood risk zone.
Conclusion	The site is accessibly located, but is not suitable or available for retail use.

2.5	Tonyrefail: Trane Farm
Notes	33 ha. Out of Centre.
Non-car accessibility	The site is accessible by walking and cycling, and is on a bus route.
Suitability	The main road frontage would be a visible and accessible location.
Availability	The site is a candidate site for a housing allocation in the LDP. SSSI occupies part of main road frontage.
Conclusion	The site is accessible, and part of the main road frontage is potentially suitable and available for retail use.

2.6	Tonyrefail: Padfield Industrial Estate, Giffach Road
Notes	5.6 ha. Out of Centre.
Non-car accessibility	The site is accessible by walking and cycling, and is on a bus route.
Suitability	The main road frontage would be a visible and accessible location.
Availability	The site is a candidate site for a housing allocation in the LDP.
Conclusion	The site is accessible, and the main road frontage is potentially suitable and available.

2.7	Tonyrefail: East of Mill Street
Notes	5.4 ha. Out of centre.
Non-car accessibility	The site is accessible by walking and cycling. The site is close to a bus route.
Suitability	Frontage to the required High Street - Mill Street link road would provide the site with

	good visibility.
Availability	The site is fairly level. The site is part of candidate sites for residential and community or general development. A link road is required from High Street to Mill Street. The existing club building would have to be relocated.
Conclusion	The site is accessible, suitable and available for retail use.

Conclusions for Zone 2

Of the 7 sites considered, Cae Mawr has some potential only if the site is not required for B1 B2 B8 development; Ynys Field has potential only for bulky goods retailing; Trane Farm, Padfield and Mill Street have potential.

Tonyrefail

Of the three Tonyrefail sites, the site East of Mill Street is easily the closest to the existing retail centre, and therefore in sequential terms, is the preferable site.

Retail development of this site among the residential development proposals for Tonyrefail would contribute to sustainable growth in the Southern Strategy Area, and would contribute to the focussing of development in a key settlement.

Tonyrefail is listed as a level 2 centre in the Southern Strategy Area retail hierarchy, but the existing centre is small

to fulfil this role. The site would augment the existing centre so that retail provision is of an appropriate scale for the key settlement.

As part of a larger land allocation, the site has capacity for the floorspace needed to provide Tonyrefail with appropriate scale retail facilities.

There are no designations presenting planning constraints.

The MIPPS criteria are considered met, as the development would provide retail development close to the existing centre in an accessible location that would reduce the need for residents to travel out of Tonyrefail for shopping.

ZONE 3: PONTYPRIDD AND MOUNTAIN ASH

The existing centres are Pontypridd (principal town) and Mountain Ash (key settlement).

No sites in Pontypridd and Mountain Ash were sought for leisure development as existing provision is considered sufficient.

3.1	Pontypridd: land adjoining Pontypridd Retail Park (Brown Lenox)
Notes	2.4 hectares. Say 3,500 m ² for a foodstore or 5,500 m ² for a comparison scheme. The site is outside the retail centre of Pontypridd, but there is potential to regard the site as part of the town centre.

Non-car accessibility	The site is accessible by walking and cycling. Bus and rail stations are in Pontypridd town centre.
Suitability	The site adjoins an established out-of-centre comparison goods retail park, and is highly visible from the A470. A foodstore has been refused in view of the Angharad Walk commitment in Pontypridd town centre.
Availability	The site is vacant. A C2 flood risk zone affects the fringe of the site.
Conclusion	The site is moderately accessible. The site is suitable for a comparison scheme, or if the Angharad Walk commitment is not continued, for a foodstore as well. The site is available.

3.2	Pontypridd: Pontypridd Retail Park
Notes	2.6 ha. Edge of centre.
Non-car accessibility	The site is accessible by walking and cycling. There are bus and train stations in the town centre.
Suitability	The site is visible from main roads.
Availability	The site is a fully developed retail park. There may be limited scope for additional floorspace in mezzanine floors.
Conclusion	The site is accessible and suitable, but the availability of space for any additional floorspace is limited.

3.3	Pontypridd: Sardis Road Rugby Ground
Notes	2.5 ha. Edge of centre.

Non-car accessibility	The site is accessible by walking and cycling. There are bus and train stations in the town centre.
Suitability	The site lacks visibility from main roads.
Availability	The site is a candidate site for allocation in the LDP for unspecified development. The rugby ground would have to be relocated in the Pontypridd area. A C2 flood risk zone and a tree preservation order affect the fringes of the site.
Conclusion	The site is moderately accessible, but lacks suitability and availability.

3.4	Mountain Ash: Oxford Street
Notes	0.15 ha. Say 950 m ² . In centre.
Non-car accessibility	The site is accessible by walking, cycling, bus and train.
Suitability	The site fronts the main street in the middle of the retail centre of Mountain Ash
Availability	The site is vacant, in single ownership and subject to attempts to obtain permission for development. The site is within a C2 flood risk zone, although the site slopes so that there is least risk at the level of Oxford Street. The flood risk constraint is considered resolvable through working with the Environment Agency.
Conclusion	The site is accessible, suitable, and subject to a satisfactory Flood Consequences Assessment, available.

Conclusions for Zone 3

The search for land in Zone 3 is limited by existing development. Most undeveloped land is either too steep or subject to flood risk.

Of the 4 sites considered, one in Pontypridd and one in Mountain Ash are considered accessible, suitable and available.

Pontypridd

Retail development of the Pontypridd site would contribute to sustainable growth that benefits Rhondda Cynon Taf as a whole, particularly as the site is accessible from both Strategy areas. It would also contribute to the focussing of new development opportunities in the principal towns.

The site relates to a centre listed at level 1 in the Southern Strategy Area retail hierarchy.

The site has the capacity to make a significant contribution to meeting retail need in the LDP area.

There are no planning constraints.

The MIPPS criteria are considered met, as it relates well to the principal town, and there are no sequentially preferable sites.

Mountain Ash

Retail development of the Mountain Ash site would contribute to the sustainability of a settlement in the Northern Strategy Area, and would contribute to the focussing of development in a key settlement.

The site is in a centre listed at level 2 in the Northern Strategy Area retail hierarchy.

The site would make a small but significant contribution to meeting retail need in the LDP area.

The MIPPS criteria are considered met, as the site is within an existing centre in a disadvantaged area.

As an in-centre site, it complies with the sequential approach to site selection.

ZONE 4: LLANTRISANT / TALBOT GREEN

The existing centres are Llantrisant / Talbot Green (principal town) and Llanharan (key settlement).

4.1	Talbot Green: Golf Course
Notes	28 ha. Edge of Centre.
Non-car accessibility	The site is accessible by walking and cycling and is close to a bus route.
Suitability	The site lacks main road frontage for visibility.
Availability	The site is not available unless a replacement golf course is provided.

	<p>The site is not a candidate site for allocation in the LDP.</p> <p>Hummocky topography is a constraint on the southern half (the land is a terminal moraine in the Ely valley).</p> <p>The flatter northern half is subject to C2 flood risk.</p> <p>There is a SINC designation on the northern fringe.</p> <p>The whole site is within the Talbot Green / Ynysyplwm Green Wedge designation of the adopted Rhondda Cynon Taf (Taff Ely) Local Plan (GW10).</p>
Conclusion	The site is accessible, but is neither suitable nor available.

4.2	Talbot Green: Glamorgan Vale Retail Park
Notes	4.9 ha. Out of Centre.
Non-car accessibility	Access is available from the A473 Talbot Green bypass and via a 500m footpath alongside the A4119 dual carriageway from the existing retail park.
Suitability	<p>The Pontyclun to Beddau railway proposal (adopted Local Plan policy t4) separates the rear of the site from the rear of Tesco Extra in the existing centre.</p> <p>It has good visibility from the A473 bypass and A4119 dual carriageway.</p>
Availability	<p>The site is developed and occupied as a retail park.</p> <p>There may be limited scope for additional floorspace in mezzanine floors.</p>

Conclusion	The site has poor non-car accessibility, relates to the bypass and is fully developed already.
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4.3	Talbot Green: Pant Marsh
Notes	12.48 ha. Out of Centre.
Non-car accessibility	Access is available from the A473 Talbot Green bypass.
Suitability	The site has good visibility from the A473 bypass.
Availability	The site is part of 2 candidate sites for allocation in the LDP, one for a new town centre, one as part of a strategic land option. The land is flat. The site is within a C2 flood risk zone. The site is within a SINC. In the adopted Rhondda Cynon Taf (Taff Ely) Local Plan, the site is within a Special Landscape Area.
Conclusion	The site has poor non-car accessibility, relates to the bypass and is subject to environmental constraints.

4.4	Llantrisant: Cross Inn (land north of Mwyndy Cemetery)
Notes	21.34 ha. Out of Centre.
Non-car accessibility	There is limited accessibility for walking and cycling.
Suitability	The land would be close to the A473 Cross Inn bypass, but lacks frontage to it for maximum visibility.
Availability	The site is a candidate site for allocation in the LDP, as part of a strategic land option.

	The land is flat. The majority of the land is affected by C2 flood risk and a SINC designation.
Conclusion	The site has limited non-car accessibility, relates to the bypass and is subject to environmental constraints.

4.5	Mwyndy: Mwyndy Cross Industries
Notes	24.3 ha. Out of Centre.
Non-car accessibility	There is very limited accessibility for walking and cycling. Express buses use the A4119.
Suitability	There is an existing furniture retail store within the site. The site has limited frontage to the A4119 for visibility.
Availability	Part of the Mwyndy / Talbot Green strategic site. Part of candidate sites for allocation of land for employment and residential uses in the LDP. Part of the site has outline permission for employment development. Part of the site is affected by a SINC. Parts of the site are occupied by businesses that would have to be relocated, possibly within a larger development area.
Conclusion	The site has limited non-car accessibility and is has limited suitability and availability.

4.6	Mwyndy: Mwyndy Quarry
Notes	7.9 ha. Out of Centre.
Non-car accessibility	Accessible by walking and cycling and from bus routes.

Suitability	The site has frontage to the B4262 School Road but limited visibility from the A4119.
Availability	There are 2 partly filled quarry voids within the site. The whole site is a SINC. TPO designations affect a significant part of the site. There are candidate sites for allocation of the land in the LDP as part of a strategic land option, for inert landfill and for residential development.
Conclusion	The site is accessible and possibly suitable, but is subject to ground and environmental constraints.

4.7	Talbot Green: Purolite / Staedtler / Leekes / Pant Marsh
Notes	17 ha. Out of centre, but with potential to be developed as a new town centre to complement the existing centre.
Non-car accessibility	The site is accessible for walking and cycling and is on a bus route.
Suitability	The site has frontage to the A473 Talbot Green bypass and the A4222 Cowbridge Road. The site includes the existing Leekes comparison goods store.
Availability	The site is flat. The site is vacant apart from Leekes, for which there is potential to relocate in any development. The site is a candidate site for allocation in the

	LDP as a town centre. Part of the site is included in a SINC. A C2 flood risk zone affects part of the site. A sand and gravel reserve affects part of the site.
Conclusion	The site is accessible, suitable and, subject to ecology impact mitigation and a satisfactory flood consequences assessment, available.

4.8	Llanharan: Cricket Field
Notes	5.1 ha. Out of Centre
Non-car accessibility	Accessible for walking and cycling. Close to a bus route.
Suitability	Close to existing small centre but poorly located in relation to strategic site. Lacks main road frontage.
Availability	The site is a Candidate Site for allocation in the LDP for residential or commercial development. Replacement sports facilities required.
Conclusion	The site is accessible, but lacks suitability and requires replacement of the cricket ground.

4.9	Llanharan: South of Bridgend Road
Notes	3.6 ha. Out of Centre.
Non-car accessibility	Accessible for walking and cycling. On a bus route.
Suitability	The site is close to local facilities. The site is close to the Llanilid Strategic Site. The site lacks a main road frontage.
Availability	The site is a Candidate Site for allocation in the LDP for residential development. The site slopes.

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Conclusion	The site is accessible, but has limited suitability and is affected by slope.
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4.10	Llanharan: South of Brynna Road
Notes	5.5 ha. Out of Centre
Non-car accessibility	Accessible for walking and cycling. On a bus route.
Suitability	The site is poorly located in relation to the Llanilid strategic site. The site has frontage to the local distributor road Brynna Road.
Availability	The site is a Candidate Site for allocation in the LDP for residential development. The site slopes.
Conclusion	The site is accessible, but has limited suitability and is affected by slope.
4.11	Llanharan: Llanilid Strategic Site
Notes	400 hectares. Out of Centre
Non-car accessibility	The site in the A473 area is accessible by walking and cycling and is on a bus route. The rest of the site has planning permission for development incorporating access arrangements.
Suitability	The site has frontage to the A473. The site relates well to the Llanharan key settlement but not to the Llantrisant / Talbot Green principal town.
Availability	The site is either level or capable of being made available for development through re-profiling. The site in the area of the A473 is a candidate site for allocation in the LDP for residential

	development, open space, neighbourhood centre, primary school and infrastructure. SINC and a C2 flood risk zone affect only the margins of the site.
Conclusion	The site is accessible, and suitable for local retail development to serve residents of the strategic site and key settlement, but not for sub-regional retail development. The site is available.

Conclusions for Zone 4

Of the 11 sites considered, 7 are in the Llantrisant / Talbot Green area. The other 4 are in Llanharan, although 1 (Llanilid) has the capacity for either a local or a sub-regional centre.

Llantrisant / Talbot Green

Of the 7 Llantrisant / Talbot Green sites and Llanilid, only 1 site (Purolite / Staedtler / Leekes / Pant Marsh) is considered accessible, suitable, and available for a sub-regional retail and leisure development. One site (Mwyndy Cross Industries) has limited attraction, but is further away from the existing centre than the Purolite / Staedtler / Leekes / Pant Marsh site. Llanilid is discounted for its comparative distance from the existing principal town centre.

The Purolite / Staedtler / Leekes / Pant Marsh site is highly accessible from the main road network, including the A4119 that allows residents of the northern strategy area (particularly Zone 2) to benefit from the development.

The site lies within the built-up area of the Principal Town of Llantrisant / Talbot Green. The site lies as close as possible to the existing centre of Llantrisant (including Talbot Green), and can be developed as a new town centre to complement the existing centre.

The site is in a centre listed at level 1 in the Southern Strategy Area retail hierarchy.

Planning constraints are principally wildlife, flood risk and sand and gravel reserves. None of these constraints are considered likely to prevent development in practice.

Retail and leisure development on the site is considered compliant with the MIPPS criteria, since: it will support the LDP strategy; it will be highly accessible; it will reduce the need for residents to travel by car to Cardiff; it will be co-located with leisure development on the site and will have connections to the existing centre; and it will increase activity in the area, which should benefit the existing centre.

No sequentially preferable site has been identified.

Llanharan

Of the 4 Llanharan sites, only 1 is considered accessible, suitable and available (Llanilid).

Retail development of this site as part of the Llanilid Strategic Site would contribute to sustainable growth in the Southern

Strategy Area, and would contribute to the focussing of development in a key settlement.

Llanharan is listed as a level 2 centre in the Southern Strategy Area retail hierarchy, but the existing centre is small to fulfil this role. The site would provide a new centre of appropriate size for the key settlement.

There are no planning constraints to prevent development.

The MIPPS criteria are considered met, as the development would provide a new centre with co-located uses in an accessible location that would reduce the need for residents to travel out of Llanharan for shopping.

The identification of this site complies with the sequential approach.

6. CONCLUSION

As a result of the site assessment process it is proposed to allocate the following sites in the emerging LDP:

Retail Development:

- Hirwaun: Strategic Site;
- Tonyrefail: East of Mill Street
- Pontypridd: land adjoining Pontypridd Retail Park (Brown Lenox);
- Mountain Ash: Oxford Street

Leisure Development:

- Robertstown Strategic Site

Retail and Leisure Development:

- Talbot Green: Purolite / Staedtler / Leekes / Pant Marsh

The proposed retail and leisure floorspace allocations comply with the site selection requirements of national planning policy expressed in MIPPS 02/2005, including the sequential approach to site selection.