



**RHONDDA CYNON TAF COUNTY
BOROUGH COUNCIL:
LOCAL DEVELOPMENT PLAN
2006-2021**



DEPOSIT PLAN



**SUSTAINABILITY APPRAISAL (SA)
STRATEGIC ENVIRONMENTAL
ASSESSMENT (SEA) of Focused
Proposed Changes**



**Sustainability Appraisal Report
Annex: December 2009**

Prepared by:



enfusion



SA of Rhondda Cynon Taf's Local Development Plan 2006-2016

Sustainability Appraisal Report Annex: SA/SEA of Focused

Proposed Changes

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1. Screening of Focused Proposed Changes

1.1 Council has prepared Focused Proposed Changes to its Deposit Draft LDP (November 2009). These changes have been reviewed by Enfusion as part of the ongoing Sustainability Appraisal (SA) process to determine whether there are likely to be any significant sustainability effects arising from the changes to the plan. A screening assessment of each proposed change was undertaken; this considered the significance of the policy change and if there was likely to be a significant sustainability effect as a result of the change. The Screening Assessment is provided at Appendix 1. It was noted that most of the changes were minor in nature, for example relating to matters of clarification, text corrections, or the addition of detail to the text supporting the plan policies. It was, therefore, considered that the majority of focused proposed changes were unlikely to have a significant effect beyond those already identified and assessed (December 2008)¹ and that no further SA/SEA work would be required.

1.2 However eleven changes were considered to be sufficiently significant that they should be re-considered against the SA Framework of objectives to determine the potential for significant effects:

- Policy CS 4 Housing Requirements, replacement policy.
- Policy CS 5 Affordable Housing, replacement policy
- Policy CS 11 Climate Change, deletion
- Policy AW5 Sustainable Design, Part B, deletion
- Policy AW? Gypsies and Travellers, new policy
- Policy NSA 11 Affordable Housing, replacement policy
- Policy NSA? Coleg Morgannwg Aberdare, new policy
- Policy SSA 7 Former Cwm Colliery and Coking Works, Ty'n-y-nant, Pontypridd, policy amendment
- Policy SSA 9 Former OCC Site, Llanilid, Llanharan, policy amendment
- Policy SSA12 Affordable Housing, replacement policy
- Policy SSA? Treforest Industrial Estate/ Parc Nantgarw, new policy

¹ Rhondda Cynon Taf County Borough Council Local Development Plan 2006 – 2016. Deposit Draft Plan: Sustainability Appraisal Report.



2. Sustainability Appraisal of Focussed Proposed Changes

Policy CS 4 Housing Requirements, replacement policy.

Policy SSA 7 Former Cwm Colliery and Coking Works, Ty'n-y-nant, Pontypridd, policy amendment

Policy SSA 9 Former OCC Site, Llanilid, Llanharan, policy amendment

- 2.1 Policy CS4 has been amended (with consequential amendments made to Policy CS3, NSA6, SSA7 and SSA9 and the associated reasoned justification). The key changes are: the inclusion of the Former Phurnacite Plant Site at Abercwmboi for 500 dwellings, and specifying a minimum (rather than a maximum) number of dwellings at Site 5 Former Cwm Colliery, and Coking Works, (minimum of 800) and Site 7 Former OCC Site Llanilid, Llanharan (minimum of 1700).
- 2.2 The inclusion of housing provision at Abercwmboi is subject to a satisfactory flood risk assessment given its location adjacent to the Afon Cynon. No development should be permitted where clear flood risk is established and all developments that are related to the floodplain should incorporate sustainable drainage measures and mitigations to minimise the potential of flood impacts. The assessment of the employment allocation at this site noted the potential adverse effects from development in the floodplain, which has been identified as a potentially cumulative issue, and it was recommended that this be addressed. RCT has established the avoidance of development in flood risk areas as a key sustainability indicator, and any development contrary to TAN15 will perform negatively against this performance measure.
- 2.3 The inclusion of housing and therefore the provision of mixed development at this site has the potential to enhance the positive effects for community and the economy, previously noted, e.g. through the development of recreational opportunities and the remediation of land for wider community benefit. The positive impacts noted in the previous appraisal for health, communities, the economy and employment may be enhanced in the long term through the inclusion of housing provision.
- 2.4 The policy amendments to SSA7 and SSA9 make provision for an increased level of housing at these two sites. The original appraisal for SSA 7 noted that the site effectively progresses key sustainability objectives and should have positive economic and social effects in a location with good public transport links which are proposed for further improvement. The landscape should also see improvement through development, and the cultural aspects of the site will be retained by keeping the significant industrial features. The increases in

density proposed by the higher housing numbers should support the strategically significant positive effects identified, and opportunities remain to ensure that the development enhances this site. As noted, previously, any development must take account of those areas of the site located in flood zone with flood risk assessment and effective mitigation where necessary.

- 2.5 SSA9, the Former OCC site is a significant strategic site in the South West of the County Borough. The original appraisal noted that there were substantial opportunities for significant economic and social gains to the area through building on established economic opportunities. These positive effects are likely to be improved through the provision of higher density housing offering greater opportunity to local communities. However, given the potential increases in housing numbers, the negative effects identified in the original appraisal should be highlighted and emphasised. In particular, there are a number of local Sites of Importance to Nature Conservation (SINCs) that will require protection, through appropriate mitigation measures to ensure the avoidance of adverse effect. All masterplanning should be supported by appropriate studies as necessary.

Policy CS 5 Affordable Housing, replacement policy

Policy NSA 11 Affordable Housing, replacement policy

Policy SSA12 Affordable Housing, replacement policy

- 2.6 Policy CS5 and the corresponding Northern and Southern Strategy Area Policies set out a reduction in the provision of affordable housing provision within the plan. This is considered to be a significant policy change. In the previous Policy CS5, Council sought the delivery of approximately 3000 affordable homes across the County Borough over the 15 year plan period, to be achieved through the application of tariffs to all sites over five units allocated by the LDP. This approach was considered capable of delivering approx 604 new affordable dwellings in the Northern Strategy Area (NSA) and 2396 in the Southern Strategy Area (SSA).
- 2.7 In line with evidence provided by the Affordable Housing Viability Study 2009 this figure has since been revised to 1440 affordable homes. This will be achieved by requiring the provision of 10% affordable housing on sites of 30 or more units in the NSA and 20% affordable homes on sites of 30 or more units in the SSA. This is a substantial reduction in affordable housing provision, therefore, the original appraisal has been reconsidered in light of these changes.
- 2.8 The revision to CS5 and the commensurate changes to NSA11 and SSA12 are based on the analysis undertaken in the Affordable Housing Viability Study 2009 commissioned by the Council. The study concluded that for reasons of



economic viability the percentage targets for the NSA and SSA should be both lowered and split to take into account the 'viability divide between the higher value south and the lower value north'.²

- 2.9 The original appraisal identified that the Affordable Housing Policy provided a range of benefits for housing and health SA Objectives, and also considered that indirect positive impacts on the economy were possible through the retention of young people in the Borough (particularly in the NSA). A reduction in the availability of affordable housing means that the sustainability benefits identified in the appraisal of Policies CS5, NSA11 & SSA12 are significantly lessened. However, the appraisal also recognises that in order for actual benefits to be realised, the housing provision has to be viable and therefore, whilst the positive effects for housing and community may not be as significant as previously, they will be maintained in part.
- 2.9 The Council has set the threshold for affordable housing at 30 units and in order to enhance the benefits and positive effects for the SA housing objective, it is suggested that the Council takes forward the recommendation of the Affordable Housing Viability Study, and sets a threshold target of 10 dwellings, taking into account the option to be flexible on individual sites according to circumstances. The appraisal also notes the wider opportunities to deliver affordable housing outside strategic sites in rural settlements and villages, an approach which would provide additional support and progress wider SA objective for sustainable communities.
- 2.10 Affordable housing is a key issue for RCT and overall, while this policy is based on a sound economic analysis, it does not progress SA objectives for housing and the community as effectively as the Deposit Draft Plan policy it replaced.

Policy CS 11 Climate Change, deletion

This policy has been deleted by the Council to reflect recent policy changes at a National level which provide stronger measures on energy and climate change.

The appraisal of the Draft LDP (December, 2008) noted that Climate Change issues could be more effectively expressed in the Council's Core Policies, to ensure that strategic direction was provided to the more detailed policies setting out the approach for the Northern and Southern Strategy Areas. As part of the LDP progression the Council developed and set out an overarching Climate Change Policy (CS 11) to address issues including reductions in CO₂ emission, the promotion of renewable energy and addressing flood risk and wider water resource issues.

² Rhondda, Cynon Taf Affordable Housing Viability Study, Final Draft Report, September 2009, Dr Andrew Golland BSc, PhD, MRICS



Under Welsh Assembly Government (WAG) advice, this overarching policy has now been deleted. National policy requirements (as set out in TAN8 Renewable Energy, TAN15 Development and Flood Risk and the recently released a Ministerial Interim Planning Policy Statement on Planning for Sustainable Buildings (01/2009)) are considered to provide a strategic framework for addressing the issues identified in the climate change policy and should be sufficient to ensure that climate change considerations are addressed as an integral part of planning in RCT.

Policy AW5 Sustainable Design, Part B, deletion

This policy has been deleted by the Council to reflect recent policy changes at a National level which provide stronger measures on energy and climate change.

The Welsh Assembly recently released a Ministerial Interim Planning Policy Statement on Planning for Sustainable Buildings (01/2009) which sets out minimum standards for new buildings in Wales, including a requirement that applications for 5 or more dwellings meet the Code for Sustainable Homes Level 3 rating on or after 1 September 2009 (this will be expanded to applications for 1 or more dwellings 1 year later). This represents a 25 per cent increase over the requirements in Part L of the current Building Regulation standards.

As the Deposit plan is required to conform to higher level guidance, Policy AW5 Part B on Sustainable Design (which proposed requirements for BREEAM and EcoHomes) is therefore superseded by the new national guidance. The requirement to conform to national guidance maintains the sustainability benefits in relation to this policy that were identified in the earlier appraisal.

Policy AW? Gypsies and Travellers, new policy

This is a new policy which supplements the existing Policy SSA27 Land at Beddau Caravan Park, to ensure that sufficient appropriate provision for Gypsies and Travelling families is made across the County Borough within adverse impacts on existing residential communities.

This policy provides support for and progresses SA housing and communities objectives by ensuring that the needs of all sectors of the community addresses in an integrated and balanced way. The policy ensures that there is adequate provision for Gypsy and Traveller sites, whilst also protecting the interests of existing communities and the wider natural and built environment. Minor enhancements to the policy to further support SA objectives (water, land and soils) would be secured by ensuring that the policy makes provision for the protection of the water resource (surface and ground) and that where



possible development is provided on previously developed (non-greenfield) land.

Policy NSA? Coleg Morgannwg Aberdare, new policy

This is a new policy provided in support of local community requirements for expansion of college/ educational facilities in Trecynon, Aberdare.

This policy performs well against community, employment and economy objectives, with the potential for positive cumulative effects. The improvement of education facilities in connection with an existing site ensure that access to training and education for local communities is assured, and this may bring associated benefits for employment locally. The policy makes allocation for a site that currently lies within a 'green wedge' identified locally for landscape and open space value.

The potential for negative effects for landscape and biodiversity SA objectives in particular, requires active mitigation through the provision of multifunctional green infrastructure space as part of the development and where possible enhancement of local habitats to ensure no adverse impacts on biodiversity in the long term. Given the aims of providing an educational facility, there are significant opportunities to make sustainable design, build and mitigation measures an integral part of this development process, providing enhancements for future generations.

Policy SSA? Treforest Industrial Estate/ Parc Nantgarw, new policy

This policy provides regeneration support for an industrial site that is well located in relation to centres of population and existing transport networks.

This policy makes provision for a more diverse mix of employment opportunity on an existing employment site. There is the potential for long term benefits for employment and economy objectives. These positive effects may also be cumulative for the wider community through the provision of alternative employment, i.e. replacement of traditional/ declining industries with new/ alternative office based jobs. No strategic sustainability constraints are identified for water, landscape, biodiversity objectives, and there are significant positive effects for land and soils through the effective use and re-use of previously developed land.



Appendix 1: Screening of Focused Proposed Changes

(SA/SEA Screening commentary provided in right-hand column)

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Key Facts About Rhondda Cynon Taf				
1	Paragraph 1.13, line 3:	Delete, " 424 square metres" Insert, "424 km2"	To correct a typographical error.	Minor change no further SA required.
People, Places, Futures – The Wales Spatial Plan (2004)				
2	After paragraph 1.19, insert new paragraph:	"A 2008 Update was adopted by the Assembly in July 2008 and makes clear where the Welsh Assembly Government's joint thinking has reached and what needs to be done to move forward. This updated document brings the Wales Spatial Plan into line with One Wales, and gives status to the Area work which has developed since 2004."	Factual update sought by WAG.	Minor change to supporting text, no further SA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Local Strategies				
	<p>After paragraph 1.42, insert the following title and three paragraphs:</p>	<p>“Health, Social Care and Wellbeing Strategy</p> <p>“The Health, Social Care and Wellbeing Strategy has been developed by the Health, Social Care and Wellbeing Partnership Board, taking account of guidance issued by the Welsh Assembly Government which indicated that a range of organisations, patients, service users and carers must be actively involved in the process.</p> <p>“It is a three-year plan which is about everybody. The strategy is not only concerned with the physical and mental health problems people may face but also their living, working and recreational conditions, the quality of the environment, social and cultural factors as well as the availability of and access to services and facilities.</p> <p>“This document</p> <ul style="list-style-type: none"> • Explains what the Health, Social Care and Wellbeing Strategy is about and what the Vision for the future looks like. 	<p>Factual update sought by Rhondda Cynon Taf LHB.</p>	<p>Minor change to supporting text to provide context and points of clarification, no further SA required.</p>

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<ul style="list-style-type: none"> • Outlines key issues arising from the Health Needs Assessment. • Highlights progress achieved as part of the first Strategy 2005-08 and what the Partnership needs to build upon in the second Strategy. 		
Technical Advice Notes				
	Paragraph 1.47	Add further bullet point MTAN2: Coal (2009)	Factual update sought by WAG.	Minor factual change no further SA/SEA required.
Social, Economic and Environmental Baseline				
	<p>In paragraph 2.7, Key Environment Trends section:</p> <p>Bullet point 6: Delete second sentence.</p>	<p>Insert: "There are 3 Special Areas of Conservation (SAC) at Coedydd Nedd a Mellte (part), Blaen Cynon (part) and Cardiff Beechwoods (part) and 14 Sites of Special Scientific Interest."</p> <p>Insert further bullet point, "Large parts of the County Borough are located on the coal resource, with a substantial mining legacy being present."</p>	Factual corrections sought by CCW & Coal Authority.	Minor change to ensure factual accuracy, no further SA required.
Chapter Three – Vision and Objectives				
	Before paragraph 3.1, insert a subtitle	"Vision".		Minor change no further SA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Delivering The Community Strategy Vision				
	Paragraph 3.3, bullet point 3:	Delete, "and protect our built heritage;" Insert, "and protect our natural heritage and built environment;"	For consistency with Community Strategy.	Minor change no further SA/SEA required.
LDP Objectives				
	Paragraph 3.5, Objective 8:	Delete, "increase the supply of renewable energy from a range of sources available throughout the County Borough" Insert, " by increasing the supply of renewable energy from a range of sources, including onshore wind , available throughout the plan area ,"	Agree with CCW request.	Confirms commitment to renewables, minor change no further SA/SEA required.
	Paragraph 3.5 Objective 10:	After, "promoting the reuse and restoration of derelict land and buildings", Insert, ", reuse of materials"	Agree with CCW request.	Minor change no further SA required.
Core Strategy				
	Paragraph 4.12, line 4:	Delete, "hub settlement". Insert, " key settlement".	For consistency with Wales Spatial Plan.	Minor change no further SA required.
	Paragraph 4.19, line 5:	After "efficient use of resources", Insert "supporting renewable energy resources".	Agree with Nuon Renewable request.	Minor change no further SA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Policy CS 1 – Development In The North				
	Policy CS 1, point 3:	Delete, "Ensuring the removal of dereliction by promoting the reuse of under used and derelict land and buildings" Insert, "Ensuring the removal and remediation of dereliction by promoting the reuse of under used and derelict land and buildings".	Agree with Coal Authority request.	Focussed change, supports SA objectives, no further SA/SEA required.
	Policy CS 1, point 7:	Delete, "built heritage" Insert, " historic built heritage".	Agree with WAG request.	Minor change no further SA required.
Policy CS 2 – Development In The South				
	Policy CS 2, point 7:	Delete: "Protecting the cultural identity of the Strategy Area by protecting the built heritage and the natural environment, and" Insert, "Protecting the cultural identity of the Strategy Area by protecting the historic built heritage and the natural environment, and"	Agree with WAG request.	Minor change no further SA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING												
Policy CS 4 – Housing Requirements																
	Policy CS 4:	<p>Insert replacement policy CS 4 as follows:</p> <p>“Land will be made available for the construction of 14,850 new dwellings in sustainable locations during the plan period. Provision will be met in accordance with Policy AW1.</p> <p>“Land for the construction of 4,900 new dwellings is allocated on the following strategic sites:</p> <table border="0"> <thead> <tr> <th style="text-align: left;">Site</th> <th style="text-align: right;">Dwellings</th> </tr> </thead> <tbody> <tr> <td>1. Former Fernhill Colliery Site, Blaenrhondda</td> <td style="text-align: right;">400</td> </tr> <tr> <td>2. Former Phurnacite Plant Site, Abercwmboi</td> <td style="text-align: right;">*500</td> </tr> <tr> <td>3. Land at Robertstown Strategic Site, Aberdare</td> <td style="text-align: right;">600</td> </tr> <tr> <td>4. Land South of Hirwaun / Penywaun</td> <td style="text-align: right;">400</td> </tr> <tr> <td>5. Former Cwm Colliery and Coking Works, Beddau</td> <td style="text-align: right;">Minimum of 800</td> </tr> </tbody> </table>	Site	Dwellings	1. Former Fernhill Colliery Site, Blaenrhondda	400	2. Former Phurnacite Plant Site, Abercwmboi	*500	3. Land at Robertstown Strategic Site, Aberdare	600	4. Land South of Hirwaun / Penywaun	400	5. Former Cwm Colliery and Coking Works, Beddau	Minimum of 800	<p>Agree with CPL Industries Ltd request (Phurnacite & Cwm landowner).</p> <p>Agree with Cofton (Wales) Ltd request (Llanilid landowner).</p>	<p>Policy introduces new housing Site 2, and makes increased provision for housing at Sites 5 & 7. Significant change SA/SEA required.</p>
Site	Dwellings															
1. Former Fernhill Colliery Site, Blaenrhondda	400															
2. Former Phurnacite Plant Site, Abercwmboi	*500															
3. Land at Robertstown Strategic Site, Aberdare	600															
4. Land South of Hirwaun / Penywaun	400															
5. Former Cwm Colliery and Coking Works, Beddau	Minimum of 800															



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>6. Mwyndy/Talbot Green 500 Area, and</p> <p>7. Former OCC Site Minimum of Llanilid, Llanharan 1700</p> <p>*subject to the satisfactory resolution of flood constraints</p> <p>"Land for 4,369 new dwellings to meet local need is allocated in accordance with policies NSA9 and SSA10."</p> <p>Consequential amendments are made to paragraph 4.41 Policy CS 3, AW 1, NSA 6, SSA 7 and SSA 9 and associated reasoned justification.</p>		
Policy CS 5 – Affordable Housing				
	Policy CS 5:	<p>Delete policy.</p> <p>Insert replacement policy CS 5 as follows:</p> <p>"The housing requirements identified in policy CS4, and policies NSA11 and SSA12 will be expected to contribute to established community housing need by</p>	To reflect findings of Affordable Housing Viability Study 2009.	Significant change. Refer to Sustainability Appraisal of Focussed Proposed Changes.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		providing 1440 affordable units over the plan period.”		
Employment Requirements				
	Before paragraph 4.51, insert additional paragraph:	“Proposals relating to policy CS 6.1 will require an assessment of Likely Significant Effect on the Blaen Cynon SAC and the features for which the site is of European importance. Proposals at CS 6.1 will be required to incorporate landscape and habitat improvements and enhancements and build on the strong public right of way network within the site.”	Agree with CCW request.	Effective progression of SA objectives and in conformity with specific HRA Report recommendations and Statutory advice. No further SA/SEA required.
	At the end of paragraph 4.55, insert additional sentence:	“The LDP recognises the role of existing employment sites in meeting employment needs. The redevelopment and modernisation of existing employment sites to help them meet the changing employment needs of the market is fully supported”.	Agree with Treforest Unit Trust request (Treforest Industrial Estate major part landowner).	Supporting text change. No further SA/SEA required.
	At the end of paragraph 4.57, insert additional sentence:	“In considering major planning applications at strategic sites which raise cross-boundary issues, the Council will consult with affected adjoining Local Planning Authorities to ensure that potential cross boundary issues are identified and addressed.”	Agree with Vale of Glamorgan Council request (neighbouring authority for Llanilid & Mwyndy / Talbot Green).	Supporting text change. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Policy CS 7 – Retail Development				
	Policy CS 7, line 1:	Delete, "33,500 m2" Insert, "35,700 m2".	To take into account planning permission granted 01/07/09 for comparison goods retail development on the site adjoining Pontypridd Retail Park.	Takes account of changes during plan development no significant changes to strategic appraisal. No further SA/SEA required.
	Policy CS 7, line 3:	Delete, "26,223 m2" Insert, "28,500 m2".	To take into account planning permission granted 01/07/09 for comparison goods retail development on the site adjoining Pontypridd Retail Park.	Takes account of changes during plan development no significant changes to strategic appraisal. No further SA/SEA required.
	Paragraph 4.64, line 1-2:	Delete, "25,223 to 26,223 m2" Insert, "28,500 m2".	Factual error.	Factual correction, no further SA/SEA required.
	Paragraph 4.62, line 2:	Delete, "7,175 m2" and "26,223 m2" Insert, "2,507 m2" and "21,770 m2".	Correction of factual error.	No further SA/SEA required, key findings supported.
Policy CS 8 – Transportation				
	Paragraph 4.72, line 8:	Delete, "fund" Insert, "contribute to".		Minor change no further SA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	Paragraph 4.72, line 10:	Delete, "park and share provision" Insert, "park and ride / park and share provision as well as walking and cycling infrastructure".		Minor change no further SA required.
Policy CS 9 – Waste Management				
	Policy CS 9:	Delete policy. Insert replacement policy CS 9 as follows: "Regional Sites: "The following sites are identified as being able to accommodate a range of waste management facilities, including recycling and composting, at a regional level: 1) Land at Bryn Pica (including landfilling of residual wastes); and 2) Hirwaun Industrial Estate (in-building processes only). "Sub-regional Sites: "In order to meet the capacity requirements of between 12.5 and 21.7 hectares in the South East Wales Regional Waste Plan, proposals for waste management facilities to serve sub-regional needs will be permitted within existing and allocated B2 employment	To recognise both the synergy and distinction in policy terms between the sub-regional sites and the sites serving a regional level. Agree with WAG request (to clarify which B2 locations are appropriate for waste).	Clarifies regional and sub-regional arrangements for waste management. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>sites.</p> <p>“Provision for community and recycling facilities will be made in accordance with policies NSA 28 and SSA 25.”</p>		
	<p>Paragraphs 4.76, 4.77 and 4.78:</p>	<p>Delete paragraphs.</p> <p>Insert replacement ten paragraphs as follows:</p> <p>“In accordance with national planning guidance and the Regional Waste Plan (RWP), the Council will seek to promote the reduction, re-use and recycling of materials in order to reduce land take-up for waste facilities. The RWP estimates that the total land area required in Rhondda Cynon Taf for both regional and sub-regional new waste facilities by 2013 ranges from between 12.5 and 21.7 hectares depending on the type of waste management / resource recovery facility involved.</p> <p>“Existing and allocated B2 employment sites are considered appropriate locations for new waste facilities to accommodate the range and size of facility types identified within the RWP. The identification</p>		<p>Clarifies regional and sub-regional arrangements for waste management. Takes account of SA/SEA recommendations to date and incorporates HRA recommendations with regard nature conservation designations. No further SA/SEA required.</p>



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>of allocated and existing B2 employment sites as suitable in principle for waste management facilities, represents a substantial choice of sites compared with the maximum estimated need of 21.7 hectares of land which the RWP calculates will be required for such facilities.</p> <p>“With regard to accommodating a range of facility types of different sizes, the Employment Land Review has identified 80 existing employment sites with a B2 use. Taken together with the allocations within the LDP, it is considered that there is a sufficient range of sites available to contribute to an overall network of facilities. (Details of employment site allocations are provided in Appendix 1, part B.) The location of such employment sites throughout the Plan Area is therefore considered sufficient to meet identified needs at a sub-regional level and will permit the provision of both open-air and in-building facilities.</p> <p>“Advances in technology and the introduction of new legislation, policies and practices mean that many in-building modern waste management / resource</p>		



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>recovery facilities on the outside look no different to any other industrial building. On the inside, they contain industrial de-manufacturing processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation and impact.</p> <p>“In line with the Regional Waste Plan (RWP) that provision should be made for regional waste management facilities to serve more than one local authority area, 2 sites have been identified for such provision: Hirwaun Industrial Estate and land at the existing Bryn Pica Landfill Site. Both sites are well located in relation to the strategic highway network and are accessible within the plan area and to the wider region.</p> <p>“It is important that new development delivered through this LDP, recognises the issues raised by former mining uses and how they can be positively addressed through new development. Land instability and mining legacy is not a complete constraint on the new development, rather because mining legacy matters have been addressed, the new development is safe, stable and sustainable. The strategy</p>		



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>of the LDP is focussed on tackling such issues for the benefit of local communities.</p> <p>“In relation to CS9.2 it is essential that the all proposals for development at the site are fully informed by the constraints imposed by the nearby SAC and areas of high biodiversity significance (SINC). The detailed environmental implications of any specific proposals will need to be individually assessed and, where appropriate, proposals will need to be accompanied by an Environmental Statement and Habitats Regulations Assessment. Proposals for development will be carefully assessed for their effect on the SAC and SINC.</p> <p>“The proximity of the National Park and the relationship of any new development with it will be important considerations in assessing proposals for waste related uses under policy CS 9.2. Proposals for development will be carefully assessed for their effect on the interests the National Park is designated to protect.</p> <p>“Waste management development in Hirwaun industrial Estate will be limited to</p>		



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>in-building facilities to minimise visual and ecological impact. Open-air waste management facilities can be accommodated at the Bryn Pica site in view of its existing use as an operating waste facility.</p> <p>“It should be noted that in identifying Hirwaun Industrial Estate as a suitable site for waste management facilities, it is not the intention that the employment uses at the site should cease. The Council will continue to support the employment use of the site and any proposals for alternative uses will be considered in accordance with AW 11.”</p>		
Map 1.	Proposals Map: allocation CS 9.2 (Hirwaun Industrial Estate):	Amend boundary by exclusion of the SINC and Halt Close residential area.	To recognise the particular environmental constraints affecting Hirwaun Industrial Estate.	Supports and progresses SA objectives and meets recommendations made in HRA. No further SA/SEA required.
Policy CS 10 – Minerals				
	Policy CS 10:	<p>Insert replacement policy CW 10 as follows:</p> <p>“The Council will seek to protect resources and to contribute to the local, regional and national demand for a continuous</p>	Criterion 1 - To comply with MTAN 1 requirement for a 10 year rock landbank.	Some minor changes to landbanks and provision of explanatory, background text. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>supply of minerals, without compromising environmental and social issues, by:</p> <ol style="list-style-type: none"> 1. Maintaining a 10 year landbank of permitted rock aggregate reserves throughout the plan period (to 2021), together with an extended landbank in the form of a Preferred Area; 2. Defining safeguarding areas for mineral resources, including coal, high quality hard rock, limestone and sand and gravel, taking into account the range, quality and extent of resources; 3. Where resources are under threat from sterilisation by necessary development, the pre-working of the mineral resource will be encouraged; 4. Ensuring that appropriate restoration and aftercare measures are incorporated; 5. Promoting efficient usage, minimising production of waste, and promoting alternatives to primary won aggregates; 6. Ensuring that impacts upon residential areas and sensitive land uses from mineral operations and the transportation of minerals are limited to an acceptable proven safe limit 	<p>Criterion 4 – To more closely tie the type of restoration to the required afteruse.</p>	



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		through community amenity protection buffer zones.		
	Paragraph 4.81, line 3:	Delete, "residential occupiers" Insert, "residential and sensitive occupiers"		No further SA/SEA required.
	After paragraph 4.81:	Insert new paragraph as follows: "A Minerals Background Paper has been prepared for the LDP to outline current and future minerals circumstances in Rhondda Cynon Taf. Further detail on the landbank process, safeguarding intentions and buffer zones, amongst other minerals issues, are set out in this Paper."	Criterion 1 - To comply with MTAN 1 requirement for a 10 year rock landbank. Criterion 4 – To more closely tie the type of restoration to the required afteruse.	Further supporting information and links to evidence base. No significant changes, further SA/SEA required.
Policy CS 11 – Climate Change				
		Delete policy CS 11 and paragraphs 4.82 to 4.90.	All the issues are covered in National Planning Guidance.	Significant change. Refer to Sustainability Appraisal of Focused Proposed Changes.
Chapter 5 – Area Wide Policies				
Policy AW 2 – Sustainable Locations				
	Policy AW 2, point 5:	Delete criteria a) and b) Insert replacement criteria a) and b) as	To make reference to all of the primary policy tests in TAN 15.	Inclusion of PDL and reference to primary policy tests is in line the SA/SEA requirements and supports SA objectives. No

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>follows:</p> <p>“a) It is necessary to assist the regeneration of a principal town or key settlement including the key employment objectives, or where development involves a large brownfield site.</p> <p>“b) The potential consequences of a flooding event have been considered and found to be acceptable in accordance with national guidance and meet the definition of previously developed land.”</p>	<p>Agree with WAG request (SLA).</p>	<p>further SA/SEA required.</p>
	<p>Policy AW 5, point 8:</p>	<p>Delete, “, Special Landscape Area”.</p>	<p>To make reference to all of the primary policy tests in TAN 15.</p> <p>Agree with WAG request (SLA).</p>	<p>No further SA/SEA required.</p>
<p>Policy AW3 – Exception Site for Affordable Housing in the Countryside</p>				
	<p>Policy AW 3, criterion 4:</p>	<p>Insert replacement criterion 4 as follows: “The proposed development is not within a green wedge, special landscape area or within, near or adjacent to an internationally, nationally or locally designated nature conservation site.”</p>	<p>To provide clarity requested by CCW.</p>	<p>Matter of clarification, no further SA/SEA required.</p>
<p>Policy AW 4 – Community Infrastructure & Planning Obligations</p>				

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	After policy AW 4	insert an additional paragraph as follows: "Planning obligations will be sought only where they meet the tests set out in paragraph 7 of Welsh Office Circular 13/97 and paragraph 4.7.2 of Planning Policy Wales."	Clarification	Provides further information on national policy requirements. No further SA/SEA required.
	Paragraph 5.18, line 1:	Delete, "the gross development areas" Insert, "development areas"	Clarification	No further SA/SEA required.
	Paragraph 5.18, line 3:	Delete, "'the appropriate level of contribution is secured" Insert, " a fair and reasonable level of contribution is secured".	To provide developers with assurance that unreasonable obligations will not be sought;	No further SA/SEA required.
	Paragraph 5.19:	Delete paragraph 5.19. Insert replacement two paragraphs as follows: "The Council recognises that contributions for the provision of social, economic and environmental infrastructure are essential to the delivery of the LDP core strategy. There will be a presumption that development will not be permitted unless appropriate planning obligations are	To provide developers with assurance that unreasonable obligations will not be sought; To clarify that the Council will consider how a piecemeal proposal would relate to a wider development area to fairly apportion obligations.	Provides guidance to developers as to how requirements will be interpreted. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>secured.</p> <p>“Proposals will be considered on a site-by-site basis. Where it is submitted that a requirement to deliver appropriate planning obligations would result in a site being economically unviable, the Council will require verifiable objective evidence of the adverse financial appraisal, taking into account any grant availability. Whilst the planning obligations sought would enhance the quality of development, if the evidence demonstrates conclusively that requiring them would result in a proposal being unviable, the Council may conclude that the benefits of the development outweigh the benefits of seeking to secure a higher quality scheme, in preference to refusing planning permission.”</p>		
Policy AW 5 – New Development				
	Policy AW 5, point A2:	<p>Delete, “Existing site features of built and natural environment value would be retained;”</p> <p>Insert, “Where appropriate, existing site</p>	Clarification	Focused change, no further SA/SEA required.

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		features of built and natural environment value would be retained;"		
	Policy AW 5, point A5:	Delete, "The development would include multi-functional buildings;" Insert, "The development would include the use of multi-functional buildings where appropriate ;"	Clarification	No further SA/SEA required.
Policy AW 5,- Sustainable Design:				
	Part B	Delete policy AW 5, part B.	Agree with Valad Developments request (developer of Llantrisant New Town Centre) (A2; A5). The Code For Sustainable Homes 2009 supersedes the need for AW 5 part B and para. 5.27-29.	Significant change. Refer to Sustainability Appraisal of Focussed Proposed Changes.
	Paragraphs 5.27 to 5.29:	Delete paragraphs 5.27 to 5.29.	Agree with Valad Developments request (developer of Llantrisant New Town Centre) (A2; A5). The Code For Sustainable Homes 2009 supersedes the need for AW 5 part B and para. 5.27-29.	Significant change. Refer to Sustainability Appraisal of Focussed Proposed Changes.
Policy AW 6 – Design and Placemaking				



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	Policy AW 6:	Delete, "Proposals for 5 dwellings and over; commercial schemes of 1,000 m2 and over; and any other scheme, regardless of size, where the Council considers there are design implications, must be accompanied by a Design Statement."	Agree with WAG request as Design Statements became mandatory in 2009	Change to meet specific national policy requirements which will mandate policy requirements. No further SA/SEA required
	Paragraph 5.34	Insert, "Where appropriate development should address the legacy of any former uses including in relation to ground stability."	Agree with Coal Authority request.	No further SA/SEA required.
Policy AW 7 – Protection and Enhancement of the Built Environment				
	Paragraph 5.45, line 1:	Delete, "The built environment" Insert, "The historic built environment".	Agree with WAG request.	No further SA/SEA required.
Policy AW 8 – Protection and Enhancement of the Natural Environment				
	Paragraph 5.50, line 2-3:	Delete, "There are two Special Areas of Conservation at Blaen Cynon and Cardiff Beechwoods" Insert, "There are three Special Areas of Conservation at Blaen Cynon, (part), Cardiff Beechwoods (part) and Coedydd "	Factual correction.	Factual change. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		Nedd a Mellte (part).		
	Constraints Map	Sites of Importance for Nature Conservation: Amend boundary of SINC 30 Nant-y-Wenallt, to remove the tipped area at Werfa Lane, Abernant (see attached map).	Accepted that tipped area has lost its wildlife value.	No further SA/SEA required.
Map 3	Constraints Map	Sites of Importance for Nature Conservation: Amend boundary of SINC 169 Gilfach Goch Slopes, to avoid the private garden at Fairview, Gilfach Goch (see attached map)	Accepted that the private garden lacks wildlife value.	Minor area change, no further SA/SEA required.
Policy AW 11 – Existing Employment and Retail Uses				
	Policy AW 11:	Insert replacement policy AW 11 as follows: “Development proposals promoting alternative uses for existing employment sites and retail units identified within the defined retail centres, will be permitted where: “ Employment Sites and Retail Units “1. The site is not identified by policies NSA 7 , NSA 14, NSA17, SSA 7 , SSA 8 , SSA14 or	For clarification.	Minor changes to wording to clarify requirements. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>SSA15 of this plan (allocating policies);</p> <p>2. The retention of the site for employment / retail purposes has been fully explored without success by way of marketing for employment / retail purposes at reasonable market rates for minimum of 12 months; OR</p> <p>3. It is considered that the redevelopment of derelict, unsightly, underused and vacant land/premises for alternative uses will have significant regeneration benefits;</p> <p>“Retail Units</p> <p>“4. Within the identified primary retail frontages, the proposal accords with policies NSA 19 and SSA 17 of this plan.</p> <p>“Employment Sites</p> <p>“5. a). A landbank of employment sites suitable to accommodate a range of employment uses across the plan area is maintained; AND</p> <p>b). The proposed alternative use would not prejudice adjoining employment land; OR</p>		



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>c). The proposed use is for a sui generis use, which exhibits the characteristics of B1, B2, and B8 uses and which could appropriately be accommodated on an employment site; OR</p> <p>d). The proposed use is a small, ancillary use which falls outside the B-Class uses but which supports the wider function of an employment site without affecting the integrity of the sites."</p>		
Policy AW 12 – Renewable Energy				
	Policy AW 12, line 7:	Insert "public health" before "and residential amenity".	Agree with Rhondda Cynon Taf LHB request.	No further SA/SEA required.
	Paragraph 5.70:	Insert at the end, a fourth bullet point to read, "community based schemes of no more than 5 MW capacity" and transpose the last sentence of para. 5.71 to follow.	To bring the LDP into line with TAN 8 without duplicating it.	Change to ensure that LDP in line with national policy. No further SA/SEA required.
	Paragraph 5.71:	Insert, "Medium wind turbine developments are classed as those with a generating capacity of between 5 and 25 MW. These developments are often associated with urban / industrial brownfield sites.	To bring the LDP into line with TAN 8 without duplicating it.	Change to ensure that LDP in line with national policy. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Policy AS 13 – Large Wind Farm Development				
	Policy AW 13, criterion 1:	Delete, "and required to meet the indicative generating capacity".	Agree with WAG requests (criteria 1, 3, and 6).	Minor change. No further SA/SEA required.
	Policy AW 13, criterion 3:	Delete.	Agree with WAG requests (criteria 1, 3, and 6).	Minor change. No further SA/SEA required.
	Policy AW 13, criterion 6:	Delete. Insert, "Will minimise any loss of, and where possible enhance , public accessibility to the countryside."	Agree with WAG requests (criteria 1, 3, and 6).	Progresses SA Objectives. No further SA/SEA required.
	Policy AW 13:	Insert three additional criteria, as follows: "Will contribute to reducing carbon emissions, and in particular will not lead to significant loss of stored carbon in soils, deep peat or ancient woodland." "Will not cause unacceptable impact on, and where appropriate will enhance, sites designated for their international, national or local nature conservation value." "Will protect the natural beauty and special qualities of the Brecon Beacons	Agree with CCW requests (additional criteria and text in paragraphs).	Progresses SA Objectives. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		National Park."		
	Proposals Map:	Insert refined SSA F boundaries.	Agree with Nuon Renewables request.	
	Paragraph 5.77:	Insert at the end, "They should also include details of the management of land for nature conservation, water and carbon storage."	Agree with CCW requests (additional criteria and text in paragraphs).	Progresses SA Objectives. No further SA/SEA required.
	Insert after paragraph 5.77:	"Although much of the SSA F area is within forestry plantation, the underlying soil frequently contains areas of deep peat. These areas, which are important for nature conservation and water storage, are significant 'carbon sinks'. The design of windfarms and their associated infrastructure will need to take this into account to ensure that overall the development contributes to reducing and not increasing carbon emissions."	Agree with CCW requests (additional criteria and text in paragraphs).	Progresses SA Objectives. No further SA/SEA required.
Policy AW 14 – Safeguarding of Minerals				
	Policy AW14:	Delete policy AW 14. Insert replacement policy AW 14 as follows: Where possible, the following mineral resources shall be safeguarded from development which would unnecessarily	Clarification.	Clarifies previous policy wording. Supports and progresses SA objectives, no further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p><i>sterilise them or hinder their extraction.</i></p> <p>1. The resources of sand and gravel, including a 100-metre buffer zone beyond the resource boundary, as listed below and shown on the proposals map, will be safeguarded from development.</p> <p>Llanilid, East of Felindre Road Brynsadler, North of Llanharry Road South of Tylagarw, Pontyclun Ceulan Farm, Miskin Pant Marsh, Talbot Green Llantrisant and Pontyclun golf course Rhiwsaeson Road, Cross Inn Heol y Creigiau, Rhiwsaeson</p> <p>2. The resources of sandstone, as shown on the proposals map, will be safeguarded from development and include a 200 metre buffer zone beyond the resource boundary.</p> <p>3. The resources of limestone, as shown on the proposals map, will be safeguarded from development and include a 200 metre buffer zone beyond the resource boundary.</p> <p>4. The resources of coal, as</p>		



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>shown on the proposals map, will be safeguarded from development and include a 500 metre buffer zone beyond the resource boundary. This safeguarding area will exclude internationally and nationally designated nature conservation sites and also land within 500 metres of settlement boundaries/settlements of 10 units or over.</p> <p>5. The limestone and sandstone quarries at Forest Wood, Hendy and Craig yr Hesg, will be further safeguarded from development that would adversely affect their operations by 200 metre buffer zones as shown on the proposals maps.</p> <p>Insert before paragraph 5.79 two paragraphs as follows:</p> <p>“Opportunities for extracting Coal Bed Methane exist across Rhondda Cynon Taf. Bearing in mind their special characteristics, they will be treated on merits of individual cases and therefore not safeguarded and shown on the proposals map. Unlike other minerals, surface development should not sterilise their future extraction.</p> <p>“Further information on the mineral resources concerned will be required to accompany planning applications for non-mineral development in such areas</p>		



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	Paragraph 5.78:	Insert at the end: “ Prior-extraction is not always feasible, but with better pre-planning, it should be more generally possible than in the past. Where it can be achieved, it can represent a truly sustainable approach to development, good application of the proximity principle and husbanding of resources.”	Clarification.	Supports and progresses SA objectives, no further SA/SEA required.
	Paragraph 5.82:	Delete, “Dormant quarries throughout the County Borough would benefit from this safeguarding policy of the specific mineral.”	Clarification.	No further SA/SEA required.
	Paragraph 5.84, line 5:	Insert, “remarkably” before “uniform”.	Clarification.	No further SA/SEA required.
	After paragraph 5.86, insert additional paragraph as follows:	“A Minerals Background Paper has been prepared for the LDP to outline current and future minerals circumstances in Rhondda Cynon Taf. Further detail on the landbank process, safeguarding intentions and buffer zones, amongst other minerals issues, are set out in this Paper.”	Clarification.	No further SA/SEA required.
Policy AW 15 – Community Amenity Protection Buffer Zones				
	Policy AW15:	Delete policy. Insert replacement policy AW 15 as follows: “In order to protect the amenity of residential areas and other sensitive land	Clarification.	Clarification of policy wording. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>users, mineral extraction or activity directly related to the extraction of minerals will not normally be permitted within the defined settlement boundaries or other established settlements. In accordance with the following community amenity protection buffer zones:</p> <p>a) Sand and gravel extraction or activity directly related to the extraction of sand and gravel will generally not be permitted within 100 metres of defined settlement boundaries or other established settlements.</p> <p>b) Sandstone or limestone extraction or activity directly related to the extraction of sandstone or limestone will generally not be permitted within 200 metres of defined settlement boundaries, or other established settlements.</p> <p>c) Coal extraction or activity directly related to the extraction of coal will generally not be permitted within 500 metres of defined settlement boundaries, or other established settlements.</p> <p>“These separation distances should normally be regarded as minima, but there may be special or exceptional</p>		

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		circumstances in justifying increases or decreases.”		
Policy AW XX – Gypsies and Travellers				
	At the end of Chapter 5 – Area Wide Policies:	<p>Insert one additional policy and three additional paragraphs as follows:</p> <p>“Proposals for the use of land for the stationing of caravans occupied by gypsies, travellers and travelling show people will be permitted where it can be demonstrated that the proposed development:</p> <ul style="list-style-type: none"> i) Cannot be accommodated on the site allocated by policy SSA 27; ii) Will meet an identified local need for gypsies, travellers or travelling show people with established links with the locality; iii) Is accessible to local services by a range of modes of transport, on foot or by cycle; iv) Has safe access to the highway network, and will not cause traffic congestion or exacerbate existing traffic congestion; 	Agree with Friends, Families and Travellers and WAG that SSA 27 allocation may not cater for exceptional cases.	New Policy, significant change SA/SEA required. See SA/SEA of focused changes.

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>v) Includes sufficient space for parking and manoeuvring of all vehicles associated with of all vehicles associated with the occupiers within the site curtilage;</p> <p>vi) Is provided with adequate on-site services for water supply; power; drainage; sewage disposal; and waste disposal facilities;</p> <p>vii) Is well screened or capable of being well screened and will have no adverse effect on the character or appearance of the surrounding area;</p> <p>viii) Is not within a green wedge or a site designated for international, national or local nature conservation, and</p> <p>ix) Accords with the requirements of policies NSA 12 and SSA 13.</p> <p>"The Draft Gypsy and Travellers Study (2007) indicates that much of the need for additional accommodation is located in the Southern Strategy Area. In order to meet this need Policy SSA27 of the plan allocates land at Beddau Caravan Park for the development of a 10-pitch gypsy and travellers site.</p> <p>"The Council considers that the provision</p>		



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>made for Gypsy and Travellers site is sufficient to meet the needs of Rhondda Cynon Taf over the plan period. However, the Council recognises that there may be exceptional cases which cannot reasonably be accommodated the Beddau Caravan Park site.</p> <p>"The aim of this policy is to allow the development of land for sitting of caravans for gypsies, travellers and travelling show people in appropriate locations. In order to safeguard the character and appearance of the area development proposals will need to demonstrate that do not adversely affect the amenity of existing residential areas, the safe operations of the highway network, the provision of car parking and visual amenities."</p>		
Chapter Six – Strategy Area Policies				
Northern Strategy Area: Building Sustainable Communities				
	<p>Paragraph 6.2, line 4 (key settlements)</p> <p>Paragraph 6.2, line 7 (small</p>	<p>Delete, "Treherbert".</p> <p>Retain, "Treherbert".]</p>	<p>Error correction.</p>	<p>No SA/SEA required.</p>

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	settlements)::			
Policy NSA 6 – Former Phurnacite Plant, Abercwmboi				
	Policy NSA 6, line 2:	After “the construction of”, insert, “500 residential dwellings,”.	Agree with CPL Industries Ltd request (landowner) based on recent FCA.	See SA/SEA of focused changes CS 4.
Policy NSA 7 – Land at Robertstown / Abernant, Aberdare				
	Paragraph 6.37 (phasing):	Delete paragraph 6.37. Insert replacement paragraph as follows: “Development of the strategic site will depend upon highway infrastructure improvements provided as part of the Planning Obligations process, as set out in the Planning Obligations SPG.”	Agree with Cwm Taf NHS Trust (Aberdare Hospital owner).	No SA/SEA required.
Policy NSA 9 – Housing Allocations				
	Policy NSA 9, site 10 (Land to the end of Godreaman Street, Godreaman):	Delete, “120 dwellings” Insert, “ 40 dwellings”.	To correct an error (120 implied 91 dph; 40 implies 30 dph).	Factual correction. No SA/SEA required.
Policy NSA 11 – Affordable Housing				



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	Delete policy.	Insert replacement policy NSA 11 as follows: "The provision of 10% affordable housing will be sought on sites of 30 or more units."	To reflect findings of Affordable Housing Viability Study 2009.	Significant change see SA/SEA of Focused Proposed changes and SA/SEA of CS5.
	Paragraph 6.49:	Delete paragraph 6.49. Insert replacement paragraph as follows: "In order to ensure the delivery of affordable housing in the Northern Strategy Area, the Council will seek the provision of 10% affordable housing on sites of 30 or more units. Contributions for affordable housing will take the form of on site provision and commuted sums for off site provision. The provision of affordable housing off site will be take the form of commuted sums, to be used to fulfil the aims of the Council's Local Housing Strategy. "	To reflect findings of Affordable Housing Viability Study 2009.	Significant change see SA/SEA of Focused Proposed changes and SA/SEA of CS5.
	Paragraph 6.51, line 8:	Delete, "sites of less than 30 units"	To reflect findings of Affordable Housing Viability Study 2009.	Significant change see SA/SEA of Focused Proposed changes and SA/SEA of CS5.
Policy NSA 12 – Housing Development Within And Adjacent To Settlement Boundaries				
Map 4	Proposals Map, settlement	Amend settlement boundary to include Alternative Site AS (S) 8 at Moss Row,	To take into proper account the character of the site (existing	Minor amendment, no further strategic SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
	boundaries:	Abernant (see attached map).	buildings).	
Map 5	Proposals Map, settlement boundaries:	Amend settlement boundary to include land subject of planning permission for residential development at Alternative Site AS (S) 33, Afon Dar Close, Gadlys (see attached map).	To take into account a recent planning permission. Related candidate site was rejected on basis of lack of access, whereas in fact the proposal is an extension of an adjoining active housing development site complete with access road.	Minor extension to existing development with access. No significant changes, or SA/SEA required.
Map 6	Proposals Map, settlement boundaries:	Amend settlement boundary to include Alternative Site AS (S) 58 at Cynon Terrace, Penrhiwceiber (see attached map).	The site relates well to the urban form and constitutes brownfield land. Inclusion of this site would not represent a large intrusion into the countryside. A previous outline planning application (ref. 08/1644/13) for the construction of two dwellings on the site was refused but was allowed on appeal (ref. AP.869).	Minor extension, progresses SA objectives, on PDL. No strategic, significant changes, no further SA/SEA required.
Policy NSA 14 – Employment Allocations				
	Paragraph 6.64:	Insert at the end: “NSA14.2 is in close proximity to the Blaen Cynon SAC. Any proposals will be subject to assessment under Regulations 48 of the Habitats Regulations.”	Agree CCW request, HRA Report recommendations.	In line with and takes forward recommendations of HRA Report and statutory consultee advice. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Policy NSA 16 – Re-development of Vacant / Redundant Industrial Sites				
	Policy NSA 16, criteria 1 to 4:	After each criterion, insert, "and".	For clarification (adding "and")	Minor text adjustment no SA/SEA required.
	Policy NSA 16, criterion 5:	Delete criterion. Insert replacement criterion 5: "The site is not within a Strategic Site. "	To provide flexibility on employment sites other than on the strategic sites, where the proposals already fully reflect the scope for mixed uses.	No SA/SEA required.
Policy NSA 24 – Green Wedges				
	Proposals Map: green wedges:	Delete site AS (N) 10 Land north of Coleg Morgannwg, Aberdare from green wedge NSA 24.7.	Agree with Coleg Morgannwg request, in view of community need for college expansion.	Supports wider SA objectives for community, GI should be retained in any developments. No strategically significant SA constraints. No further SA/SEA required. See SA/SEA of focuses proposed changes for NSA Coleg Morgannwg, Aberdare.
Policy NSA 28 – Provision of Community Recycling Facilities				
	Policy NSA 28, site 2 (Treorchy):	Delete site 2.	The Council closed the site in January 2009 and considers it unsuitable for the use and incapable of improvement.	Clarification, no SA/SEA required.
	Paragraph 6.106:	Delete paragraph.	To correct an error.	No SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Coleg Morgannwg, Trecynon, Aberdare				
	Northern Strategy Area policies:	<p>At the end, insert additional policy and paragraph as follows:</p> <p>“Policy NSA ** – Coleg Morgannwg, Aberdare</p> <p>“Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.</p> <p>“A review of further education provision in Aberdare carried out jointly between the Education Authority and Coleg Morgannwg has identified a need to rationalise and upgrade education provision for this sector in Aberdare. The Coleg Morgannwg Estates Strategy rewritten in 2008 identifies this site as the principal location for new development in the Cynon Valley. The allocated site is in an accessible location in the Principal Town of Aberdare. As it adjoins the existing college campus, it could be developed as an expansion of that site, although independent access from the B4275 is feasible.</p>	Agree with Coleg Morgannwg request, in view of community need for college expansion.	New policy / site SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Map 7	Proposals Map:	Insert site AS (N) 10 Land north of Coleg Morgannwg, Aberdare under a new notation for education proposals	Agree with Coleg Morgannwg request, in view of community need for college expansion.	See SA/SEA of focused changes re. policy
Policy SSA 3 – Development in the Principal town of Llantrisant/ Talbot Green				
	Policy SSA 3, criterion 7:	After “sustainable modes of transport” insert, “including public transport links with the North West of Cardiff”.		In line with assessment, progresses SA objectives for transport. No SA/SEA required.
	Paragraph 6.118:	At the end, insert, “Large scale and major proposals will be required to demonstrate how they will support the wider capital region including the North West of Cardiff.”	Agree with WAG request, to reflect Strategic Opportunity Area in Wales Spatial Plan.	Supports SA objectives, no further SA/SEA required.
Policy SSA 7 – former Cwm Colliery and Coking Works, Ty’n-y-nant, Pontypridd				
	Policy SSA 7:	Delete policy. Insert replacement policy SSA 7as follows: “In accordance with Policy CS 3 land is allocated for the construction of a minimum of 800 dwellings, 1.9 hectares of employment land, a new primary school and associated informal amenity space in a landscape setting. Development on the site will be subject to a large-scale reclamation scheme.”	To take account of abnormal constraints (site still houses a derelict coking works) and likely obligations (including primary school); to allow flexibility to avoid unviability of site.	See SA of focused changes CS4 Housing Requirements.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Policy SSA 8 – Mwyndy / Talbot Green area				
Map 8	Proposals Map: Strategic Sites	Extend the boundary of SSA 8 to include AS (N) 112 (Leekes and Royal Mail sites, Cowbridge Road, Talbot Green).	To provide the opportunity to redevelop the existing Leekes "Out-of-town Department Store"; to give the New Town Centre site a more regular boundary; to provide the development with increased frontage to A4222 Cowbridge Road.	In line with existing sites and proposals for the town centre site. No strategically significant SA/SEA constraints, no further appraisal required.
	Mwyndy / Talbot Green Indicative Concept Plan:	<p>Amend as follows:</p> <p>Extend the Strategic Site and retail area boundaries to include AS (N) 112 (Leekes and Royal Mail sites, Cowbridge Road, Talbot Green);</p> <p>Adapt the legend to each individual strategic site;</p> <p>Add symbols for new school and local centre at Cefn-yr-Hendy;</p> <p>Extend retail area to abut Glamorgan Vale roundabout, with consequent adjustments to the settlement boundary and open space;</p> <p>Replace the retail notation with a new</p>	For consistency with Proposals Map change above; for clarity; to allow access to the New Town Centre from the Glamorgan Vale Roundabout in the interests of viability.	In line with existing sites and proposals for the town centre site. No strategically significant SA/SEA constraints, no further appraisal required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		notation for New Town Centre; Include reference to the proposed park and ride / park and share development.		
	Paragraph 6.142:	Delete clause (d) (Y Pant School).	Y Pant school is not in the strategic site.	No SA/SEA required.
	Paragraph 6.142:	In clause (h) (Cefn-yr-Hendy), after "400 dwellings", insert "25 dph".	For clarification.	No SA/SEA required.
	Paragraph 6.143, lines 3-5:	Delete, "25% of the residential and business park development measures by gross floorspace" Insert, "25% of dwellings and 25% of gross employment buildings floorspace".	For clarification.	No SA/SEA required.
	Paragraph 6.143, lines 6-7:	Delete, "75% of the residential development" Insert, "75% of dwellings".	For clarification.	No SA/SEA required.
Policy SSA 9 – Former OCC Site, Llanilid, Llanharan				
	Policy SSA 9:	Delete policy SSA 9. Insert replacement policy SSA 9 as follows:	Agree to Cofton (Wales) Ltd request (landowners). Council considers the bypass reference reasonable, but acknowledges that there may be	See SA/SEA of focused changes policy CS4.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>"In accordance with Policy CS3 land is allocated at the former OCC site Llanilid, Llanharan for the construction of a minimum of 1700 dwellings, 2000m2 retail floorspace, a medical centre, library / community facility, a new primary school and associated public open space. Development on the strategic site will be subject to a large-scale reclamation scheme. Access to the site will be provided by the construction of the A473 Llanharan Bypass as defined by policy SSA18 or appropriate alternative access."</p>	a number of appropriate highway solutions available.	
Policy SSA 10 – Housing Allocations				
Map 9	Proposals Map: housing allocations:	Amend the boundary of housing allocation SSA 10.2 (Trane Farm, Tonyrefail) to exclude the Cemetery extension land (see attached map).	To correct an error going back to definition of Candidate Site. Part of the area is occupied by graves.	Clarification, no further SA/SEA required.
Map 10	Proposals Map: housing allocations:	Amend the boundary of housing allocation SSA 10.10 (Land east of Hafod Wen and North of Concorde Drive, Tonyrefail) to exclude land on its eastern side, which has been designated as an SSSI (see attached map).	The Council accepts that as the SSSI section of SSA 10.10 is in separate ownership from the rest, the objective of securing protection of the SSSI through development of the rest is	In line with SA/SEA recommendations to avoid development on designated land.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
			unrealistic. (The SSA 10.10 dwellings number already relates only to the rest of the site	
Policy SSA 12 – Affordable Housing				
	Policy SSA 12:	Delete policy SSA 12. Insert replacement policy SSA 12, as follows: “The provision of 20% affordable housing will be sought on sites of 30 or more units.”	To reflect findings of Affordable Housing Viability Study 2009.	Significant change, refer to SA/SEA of Focused Proposed Changes for CS5 Affordable Housing.
	Paragraph 6.152:	Delete paragraph. Insert replacement paragraph 6.152, as follows: “In order to ensure the delivery of affordable housing in the Southern Strategy Area, the Council will seek the provision of 20% affordable housing on sites of 30 or more units. Contributions for affordable housing will take the form of on site provision and commuted sums for off site provision. The provision of affordable housing off site will take the form of commuted sums, to be used to fulfil the aims of the Council's Local Housing	To reflect findings of Affordable Housing Viability Study 2009.	Significant change, refer to SA/SEA of Focused Proposed Changes for CS5 Affordable Housing.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		Strategy."		
	Paragraph 6.154:	Delete paragraph 6.154.	To reflect findings of Affordable Housing Viability Study 2009.	See SA/SEA of Focused Proposal Changes.
Policy SSA 13 – Housing Development Within Settlement Boundaries				
	Proposals Map: settlement boundaries:	Amend settlement boundary to include land in SSA 8 Mwyndy / Talbot Green Strategic Site that fronts the Glamorgan Vale roundabout (see attached map).	This amendment relates to the change proposed under Policy SSA 8 to give the Llantrisant New Town Centre site (shown on the Mwyndy / Talbot Green Indicative Concept Plan) a link to the A473 Glamorgan Vale Roundabout to assist its viability.	No further SA/SEA required, site assessed (SSA 8).
Map 11	Proposals Map, settlement boundaries:	Amend settlement boundary to include Alternative Site AS (S) 39 at Cefn Primary School, Glyncoch (see attached map).	To correctly reflect the character of the land (existing school buildings).	No strategic sustainability constraints identified, no further SA/SEA required.
Map 12	Proposals Map, settlement boundaries:	Amend settlement boundary to include Alternative Site AS (S) 076 – Parc Eirin (west of Griffin Inn), Tonyrefail (see attached map).	To take account of a recent planning permission granted in accordance with the existing adopted Local Plan for engineering works to form a plateau for employment development.	No strategic sustainability constraints identified, all development should ensure appropriate maintenance and enhancement of habitats/ green infrastructure where possible. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Map 13	Proposals Map, settlement boundaries:	Amend settlement boundary to exclude site AS (S) 098 – North of Cross Inn Road, Llantrisant from settlement boundary (see attached map).	To correctly reflect the character of the land (part of open hillside).	Supports SA/SEA objectives for landscape and biodiversity, no further SA/SEA required.
Map 14	Proposals Map, settlement boundaries:	Amend settlement boundary to exclude site AS (S) 100 Parc Eirin (south of A4093 roundabout), Tonyrefail from the settlement boundary (see attached map).	To take account of a recent planning permission for residential development that excluded this land.	No strategically significant SA/SEA constraints, no further SA/SEA required.
Policy SSA 14 – Employment Allocations				
	After paragraph 6.160, insert additional policy and three paragraphs as follows:	After paragraph 6.160, insert additional policy and three paragraphs as follows: “Policy SSA ** – Treforest Industrial Estate / Parc Nantgarw “Within the defined boundary of Treforest Industrial Estate / Parc Nantgarw, development, redevelopment and changes of use will be permitted for offices, research & development, light and general industry, storage and distribution (Use Classes B1, B2 and B8) and other sui generis employment generating uses which display the characteristics of B-Class Uses. Other uses including retail (A1),	To provide some flexibility to assist in regeneration of this well-located but mediocre-condition industrial estate dating back to 1930s.	Significant change, see SA/SEA of focused proposed changes.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		<p>financial & professional services (A2), food and drink (A3), hotels (C1), non-residential institutions (D1) and assembly and leisure (D2) will only be permitted where they are small-scale and complimentary and ancillary to the main B class uses.</p> <p>“Treforest Industrial Estate is a well established employment area which has traditionally accommodated business and industrial uses within Class B1 and B2 of the Use Classes Order. Changes in the structure of the economy and the decline in traditional manufacturing have resulted in a change in demand for the type and location of employment premises.</p> <p>“The Council is keen to ensure that Treforest Industrial Estate continues to play a major role in the local economy and the refurbishment and redevelopment of the site through proposals for B-Class uses on the Estate will be supported.</p> <p>“Where a use is classed as sui generis but is considered by the Council to have essentially the same characteristics as a B-Class use, it will be permitted by the above policy. In addition to considering proposals</p>		

REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		for non B-Class uses against AW 11, the Council will also consider whether proposals are complementary and ancillary to the Industrial Estate both in their own right and collectively. The Council wishes to ensure that the integrity of the Industrial Estate as an employment site is not undermined by either individual uses or the cumulative impact of smaller, non B-Class uses. Where proposals are not considered to be ancillary or complementary, they will be determined in accordance with the other policies in the Plan"		
	Proposals Map:	Add boundary of Alternative Site AS (N) 120 Treforest Industrial Estate / Parc Nantgarw, Pontypridd under a new notation for this site.	To provide some flexibility to assist in regeneration of this well-located but mediocre-condition industrial estate dating back to 1930s.	See SA/SEA of focused proposed changes.
	Policy SSA 14:	Insert additional allocation: Land at Parc Eirin (west of Griffin Inn), Tonyrefail / Gilfach Goch; B1, B2 & B8 uses; XX hectares.	To take account of a recent planning permission granted in accordance with the existing adopted Local Plan for engineering works to form a plateau for employment development. N.B. This change may have to be	No strategically significant SA/SEA constraints, supports SA/SEA findings for SSA14. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
			deleted in view of over-supply of employment land.	
	Proposals Map: Employment Allocations	Add boundary of Alternative Site AS (N) 140 Land at Parc Eirin (west of Griffin Inn), Tonyrefail / Gilfach Goch under the employment allocations notation.	To take account of a recent planning permission granted in accordance with the existing adopted Local Plan for engineering works to form a plateau for employment development. N.B. This change may have to be deleted in view of over-supply of employment land.	No strategically significant SA/SEA constraints, supports SA/SEA findings for SSA14. No further SA/SEA required.
Policy SSA 15 – Retail Allocations				
	Policy SSA 15, site 1:	Delete, "South of Llantrisant Business Park, Llantrisant" Insert, "Land adjoining Pontypridd Retail Park".	To correct a factual error.	No SA/SEA required.
Policy SSA 16 – The Retail Hierarchy				
	Proposals Map: Retail Centres	Outline in the Retail Centres notation the retail area / New Town Centre as shown in the Mwyndy / Talbot Green Area Indicative Concept Plan (extended to include AS (N) 112 and land that fronts the	To clarify the position of the proposed New Town Centre in the retail hierarchy.	Point of clarification, no further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		Glamorgan Vale roundabout).		
Policy SSA 20 – Park and Ride / Park and Share Provision				
	Paragraph 6.172:	Insert, "Public transport improvements such as bus priority measures on key road corridors will be required to ensure the effectiveness of the park and ride facilities. Developer contributions will be sought towards these measures (refer to Access, Parking and Circulation SPG for further information)."	Agree Cardiff County Council request.	Supports SA objectives in line with appraisal, no further SA/SEA required.
	Paragraph 6.173:	Delete paragraph. Insert replacement paragraph 6.173 as follows: "An element of park and ride / park and share provision will be made within Strategic Site 7: Mwyndy / Talbot Green."	Agree to Valad Developments (Llantrisant) Ltd request not to require park and ride / park and share to be accommodated in New Town Centre car park.	No further SA/SEA required.
Policy SSA 22 – Green Wedges				
	Proposals Map: Green Wedges:	Exclude Alternative Site AS (N) 140 Land at Parc Eirin (west of Griffin Inn), Tonyrefail / Gilfach Goch from green wedge SSA 22.2.	To take account of a recent planning permission granted in accordance with the existing adopted Local Plan for engineering works to form a plateau for employment development.	No strategically significant SA/SEA constraints, supports SA/SEA findings for SSA14. No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
Policy SSA 23 – Special Landscape Areas				
	Proposals Map: Special Landscape Areas:	Exclude Alternative Site AS (N) 140 Land at Parc Eirin (west of Griffin Inn), Tonyrefail / Gilfach Goch from Special Landscape Area SSA 23.7.	To take account of a recent planning permission granted in accordance with the existing adopted Local Plan for engineering works to form a plateau for employment development.	No strategically significant SA/SEA constraints, supports SA/SEA findings for SSA14. No further SA/SEA required.
	Proposals Map: Special Landscape Areas	Exclude land in SSA 8 Mwyndy / Talbot Green Strategic Site that fronts the Glamorgan Vale roundabout from Special Landscape Area SSA 23.4.	This amendment relates to the change proposed under Policy SSA 8 to give the Llantrisant New Town Centre site (shown on the Mwyndy / Talbot Green Indicative Concept Plan) a link to the A473 Glamorgan Vale Roundabout to assist its viability.	Minor scale amendment, no further SA/SEA required. However the following SA/SEA commentary in relation to SSA8 (Dec, 2008) should remain relevant for this allocation: 'The appraisal has highlighted that the area is of significant nature conservation importance and that development without strong and effective mitigation will result in adverse impacts and potentially irreversible damage to parts of the site and this issues must be carefully addressed against the other identified benefits.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
				Additionally, the appraisal identified potential negative cumulative impacts arising from development in flood risk areas which must be considered holistically in relation to wider development within the Borough.'
Policy SSA 25 – Provision of Community Recycling Facilities				
	Paragraph 6.186:	<p>Insert at end, as follows:</p> <p>“Should the use cease to operate at the above site and it is demonstrated that the site is no longer required for the provision of a Community Recycling Facility in accordance with the Council's Waste Strategy, it is considered the use of the site should revert to employment (subject to necessary permissions and compliance with relevant policies).”</p>	SEGRO / Treforest Unit Trust object to the community recycling facility as a deterrent to regeneration of the area. However the facility is only recently built and operational so will not be closed in the foreseeable future. The change is to provide some reassurance to SEGRO / TUT.	Clarification points for future development, no SA/SEA required.
Policy SSA 26 – Preferred Area of Known Mineral Resource				
	Paragraph 6.188, line 2:	<p>Insert “rock” before “reserves in Rhondda Cynon Taf”.</p> <p>After paragraph 6.189, insert additional paragraph as follows:</p> <p>“A Minerals Background Paper has been prepared for the LDP to outline current</p>	For clarification.	Clarification, no further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		and future minerals circumstances in Rhondda Cynon Taf. Further detail on the landbank process, safeguarding intentions and buffer zones, amongst other minerals issues, are set out in this Paper.”		
Policy SSA 27 – Land at Beddau Caravan Park				
	Paragraph 6.190:	Insert, “In order to meet the identified need the site at Beddau Caravan Park will be redeveloped to provide 10 pitches. The Council will seek to secure appropriate funding for the proposal from the Welsh Assembly Government. Subject to funding development of the site will commence during 2010.”	Factual update.	No further SA/SEA required.
Appendix 1 – Details of Allocations				
(A) Housing Allocations				
Northern Strategy Area Housing Allocations				
Site 17 (end of Mace Lane, Treorchy)				
	Last line:	Delete, “both Mace Lane and”	Mace Lane is a private road.	Clarification point, no further SA/SEA required.
Southern Strategy Area Housing Allocations				
Site 2 (Trane Farm, Tonyrefail)				
	Last line:	Delete, “42.6 hectares”	Correction of error.	Clarification point, no further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		Insert, "33.3 hectares".		
Southern Strategy Area Housing Allocations				
Site12 (land east of Dolau County Primary School, Bridgend Road, Bryncae)				
		Delete, "The existing access from the A473 between "Greenacre" and "Ibiscus" is not suitable as a principal means of access, but should be used for pedestrian access. Access will need to be obtained from the adjoining Llanilid Strategic Site to the south."	The above words reflected the Candidate Site assessment, since when Redrow have made a planning application and negotiated an access using the A473.	No significant sustainability constraints, no further SA/SEA required.
(C) Retail Allocations				
	Land adjacent to Pontypridd Retail Park:	Delete the third and fourth sentences (from "A food-store of 3,354 m2 ..." to "... on the same site [07/1554].") Insert, "Outline proposals for about 5,500 m2 net comparison (non-food) retail floorspace were approved on 01/07/09 [07/1554]."	Factual update	No further SA/SEA required.
Appendix 2 – Statutory Designations				
		Special Areas of Conservation (Northern Strategy Area): Delete, "Blaen Cynon, Hirwaun"	Factual correction.	No further SA/SEA required.



REF. NUMBER	POLICY/ PARAGRAPH/ OTHER	PROPOSED CHANGE	JUSTIFICATION	SA/SEA SCREENING
		Insert, "Coedydd Nedd a Mellte (part); Blaen Cynon (part)".		
Appendix Four – Glossary of Terms				
		<p>Insert new items as follows:</p> <p>Indicative Concept Plan – The concept plan is indicative and although developers must have regard to it, it is flexible enough to allow for masterplans to take place on the site. It does set out the Council's aspirations for the sites including the mix of uses that will be required. Detailed discussions regarding masterplanning will be dealt with at a later stage.</p> <p>Welsh Index of Multiple Deprivation – The Welsh Index of Multiple Deprivation is the official measure of deprivation for small areas in Wales. The Index looks at issues such as income, housing, employment, access to services, health, environment, education and community safety.</p>	Agree Fernhill Rhondda Conservation Group requests.	Points of clarification detail no further SA/SEA required.



Appendix 2:

Sustainability Appraisal Key

DG	Development actively encouraged as it would resolve an existing sustainability problem
LG	No Sustainability constraints and development acceptable
B	Neutral effect
Y	Potential sustainability issues; mitigation and /or negotiation possible
O	Problematical and improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive
R	Absolute sustainability constraints to development
?	Unknown effect

Policy AW ?? Gypsies and Travellers

Proposals for the use of land for the stationing of caravans occupied by gypsies, travellers and travelling show people will be permitted where it can be demonstrated that the proposed development:

- i) cannot be accommodated on the site allocated by policy SSA27**
- ii) will meet an identified local need for gypsies, travellers or travelling show people with established links with the locality;**
- iii) is accessible to local services by a range of modes of transport, on foot or by cycle**
- iv) has safe access to the highway network and will not cause traffic congestion or exacerbate existing traffic congestion**
- v) includes sufficient space for parking and manoeuvring of all vehicles associated with the occupiers within the site cartilage**
- vi) is provided with adequate on-site services fro water supply; power; drainage; sewage disposal; and waste disposal facilities**
- vii) is well screened and capable of being well screened and will have no adverse effect on the character or appearance of the surrounding area**
- viii) is not within a green wedge or a site designated for international, national or local nature conservation and**
- ix) accords with the requirement of policies NSA12 and SSA 13.**



Policy AW ?? Gypsies and Travellers				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
1 Housing Provide for the overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities	Supports SA objective, provides flexibility and potential alternative accommodation provision, so that families can be sited together is there is insufficient provision at the sites detailed in policy SSA27	LG		
2 Culture and Heritage Promote, protect and enhance the Culture and Heritage including landscape, archaeology and language	The travelling community is a recognised part of British culture, and the provision of appropriate sites provide support for this community. No direct negative effects, policy ensures that character of area protect by screening of sites.	B		
3 Communities Promote integrated	Access to facilities is promoted by the policy and attention is given to	LG		



Policy AW ?? Gypsies and Travellers				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
	communities, with opportunities for living, working and socialising for all	requirement that provision be related to linkage locally. This supports a more integrated approach to accommodating the traveller and gypsy community.		
4	Health Provide an environment that encourages a healthy and safe lifestyle and promotes well-being	Good progression of this SA objective by providing gypsies and travellers with a safe and secure environment, alongside access to consistent health and education facilities which is important for the travelling population, who may have higher than average health care requirements.	LG	
5	Economy Provide for a sustainable economy	The provision of housing in any form enables younger people and those on low incomes to be sufficiently settled to undertake longer term employment. Minor support for and progression of this SA objective.	LG	
6	Employment	Neutral effect on this objective, presence of travelling communities	B	



Policy AW ?? Gypsies and Travellers				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
	Provide for a diverse range of job opportunities	unlikely to increase employment/ job opportunities for the wider population.		
7	Transport Reduce the need to travel and promote more sustainable modes of transport	This policy makes specific provision for the location of sites in areas where sustainable transport modes are possible and on sites that do not exacerbate or generate traffic congestion issues. Positive effects.	LG	
8	Built Environment Provide a high quality built environment that promotes community pride	Any development is subject to design criteria and provision is made to ensure that developments do not have negative effects on the existing built environment. No identifiable permanent effects on the built environment.	B	
9	Landscape Improve, protect and enhance the countryside	Neutral effect, policy makes provision to protect area character – all sites should be appropriately screened/ landscaped to take account of local sensitivities.	B	



Policy AW ?? Gypsies and Travellers					
SA Objective		Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
10	<p>Biodiversity</p> <p>Protect and enhance the diversity and abundance of wildlife habitats and native species</p>	Biodiversity issues are considered as part of the policy criteria, there should be no unacceptable impacts on biodiversity as a result of any future development	B		
11	<p>Water</p> <p>Promote sustainable water management including promoting use of sustainable drainage systems</p>	Policy makes provision for adequate water supply and sewage disposal facilities. Effects on the wider water environment are uncertain, and would be addressed by wording which ensures that alongside conservation interests, water resources are also considered and appropriately protected at any development site.	?		Ensure that protection of surface and ground water resources is inherent to provision of any proposed development
12	<p>Climate Change</p> <p>Manage the effects of climate change</p>	No significant effects against this SA objective.	B		



Policy AW ?? Gypsies and Travellers					
SA Objective		Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
13	Energy Increase the supply of renewable energy and reduce energy consumption	No significant effects against this SA objective.	B		
14	Land and Soils Promote efficient use of land and soils	Neutral effects.	B		Policy should support provision on previously developed land, would enhance existing measures to avoid green wedges and designations.
15	Waste Minimise waste, especially waste to landfill	Development outside settlement boundaries can provide additional challenges for waste management. No significant sustainability effects.	B		
16	Minerals Promote efficient and appropriate use of minerals	No direct effects, relationship with this SA objective.	B		



Policy AW ?? Gypsies and Travellers				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
<p>Summary:</p> <p>This policy provides support for and progresses SA housing and communities objectives by ensuring that the needs of all sectors of the community addresses in an integrated and balanced way. The policy ensure that there is adequate provision for Gypsy and Traveller sites, whilst also protecting the interests of existing communities and the wider natural and built environment. Minor enhancements to the policy to further support SA objectives (water, land and soils) would be secured by ensuring that the policy makes provision for the protection of the water resource and focuses development on previously developed (non-greenfield) sites.</p>				

Policy NSA? Coleg Morgannwg Aberdare, Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.					
SA Objective		Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
1	<p>Housing</p> <p>Provide for the overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities</p>	No significant effects against this SA Objective.			
2	<p>Culture and Heritage</p> <p>Promote, protect and enhance the Culture and Heritage including landscape, archaeology and language</p>	Uncertain effects. The allocation of this site removes land from the Green wedge, designed to protect local landscape. Mitigation in the form of integrated GI will be necessary.	?		Incorporation of Green Infrastructure and maintenance of existing green spaces should be provided for where possible.



Policy NSA? Coleg Morgannwg Aberdare, Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
3	Communities Promote integrated communities, with opportunities for living, working and socialising for all	Positive effects for this objective by meeting a specific community need for enhanced education services and facilities for the local and wider community.	DG	
4	Health Provide an environment that encourages a healthy and safe lifestyle and promotes well-being	No significant effects against this objective. Indirect benefits from education provision supporting more able/ informed community.	B	
5	Economy Provide for a sustainable economy	Potential for medium and longer term cumulative benefits for the economy through the provision of a core service within the community.	LG	



Policy NSA? Coleg Morgannwg Aberdare, Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.					
SA Objective		Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
6	Employment Provide for a diverse range of job opportunities	Cumulative benefits for employment, both directly through the provision of educational work opportunities and indirectly for the local community through providing greater educational opportunities that support improved access to future employment.	DG		
7	Transport Reduce the need to travel and promote more sustainable modes of transport	Minor indirect benefits, through the provision of educational services close to centres of population, reducing the need to travel.	LG		
8	Built Environment Provide a high quality built environment that promotes community pride	All new development had the potential to be delivered through innovative and sustainable design and build techniques (in conformity with national policy) to provide quality facilities that benefit the local community. Long term positive	LG		



Policy NSA? Coleg Morgannwg Aberdare, Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
	effects.			
9	Landscape Improve, protect and enhance the countryside	Uncertain effects against this objective given the use of green wedge land. Strong GI mitigation measures will be necessary to ensure that existing countryside and visual impacts are minimised.	?	Incorporation of Green Infrastructure and maintenance of existing multifunctional green spaces should be provided for where possible.
10	Biodiversity Protect and enhance the diversity and abundance of wildlife habitats and native species	Uncertain effects for local habitats through the loss of greenspace. Mitigation measures should ensure that where possible core habitats are maintained or enhanced in support of local biodiversity interests.	?	Maintenance and enhancement of biodiversity, incorporated as a core part of development. Opportunities to promote sustainability measures as wider part of education provision.
11	Water Promote sustainable water management including promoting	No significant sustainability constraints. All development will be required to incorporate measures to minimise water usage.	LG	



Policy NSA? Coleg Morgannwg Aberdare, Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
	use of sustainable drainage systems			
12	Climate Change Manage the effects of climate change	No significant sustainability effects identified. Development should ensure that energy efficiency measures are incorporate and sustainable transport choice are available.	B	
13	Energy Increase the supply of renewable energy and reduce energy consumption	No significant effects identified.	B	
14	Land and Soils Promote efficient use of land and soils	Development removes land currently in the green wedge, with negative effects against this objective. Mitigation necessary through the efficient design development of footprint and the incorporation GI and enhancement	Y	Promote the efficient use of space through design and ensure that GI mitigations and enhancement are core to the development,.



Policy NSA? Coleg Morgannwg Aberdare, Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
	where possible of biodiversity interests.			
15 Waste Minimise waste, especially waste to landfill	No significant effects identified.	B		
16 Minerals Promote efficient and appropriate use of minerals	No significant effects identified.	B		
<p>Summary:</p> <p>This policy performs well against community, employment and economy objectives, with the potential for positive cumulative effects. The improvement of education facilities in connection with an existing site ensure that access to training and education for local communities is assured, and this may bring associated benefits for employment locally. The policy makes allocation for a site that currently lies within a 'green wedge' identified locally for landscape and open space value. The potential for negative effects for landscape and biodiversity SA objectives in particular, requires active mitigation through the provision of multifunctional green infrastructure space as part of the development and where possible enhancement of local habitats to ensure no adverse impacts on biodiversity in the long term. Given the aims of providing an educational facility, there are significant opportunities to make sustainable design, build and mitigation measures an integral part of this</p>				



Policy NSA? Coleg Morgannwg Aberdare, Land adjoining Coleg Morgannwg, Trecynon, Aberdare is allocated for education development.				
SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
development process, providing enhancements for future generations.				

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SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
1 Housing Provide for the overall housing requirement through a mix of dwelling types catering for all needs to promote integrated and thriving communities	No significant effects against this SA objective.	B		
2 Culture and Heritage Promote, protect and enhance the Culture and Heritage	No significant effects against this SA objective.	B		



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SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
	including landscape, archaeology and language			
3	Communities Promote integrated communities, with opportunities for living, working and socialising for all	Indirect positive effects progressing this SA objective through the provision of wider work opportunities in proximity to existing residential areas.	LG	
4	Health Provide an environment that encourages a healthy and safe	No direct, significant sustainability effects. Minor positive effects through the provision of employment opportunities for local populations.	LG	



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SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
	lifestyle and promotes well-being			
5	Economy Provide for a sustainable economy	Good progression of this SA objective through the support of a wider diversity of employment opportunities. Potential long term, cumulative benefits where synergies between new and existing businesses develop.	DG	
6	Employment Provide for a diverse range of job opportunities	In line with positive effects for the wider economy, support for a diversity of employment opportunities, offer direct positive effects against this SA objective.	DG	
7	Transport Reduce the need to	No significant sustainability constraints identified. New business and industry	B	

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SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
	travel and promote more sustainable modes of transport	should be encouraged to promote the use of sustainable transport choices. Site is well located for access to the County Borough.		
8	Built Environment Provide a high quality built environment that promotes community pride	No significant sustainability constraints identified. Development supported at existing employment site. All new buildings/ refurbishments have the potential to improve their visual impact.	B	
9	Landscape Improve, protect and enhance the countryside	No significant sustainability constraints identified.	B	



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SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
10 Biodiversity Protect and enhance the diversity and abundance of wildlife habitats and native species	No significant sustainability constraints identified. Development supported within existing industrial area.	B		
11 Water Promote sustainable water management including promoting use of sustainable drainage systems	No significant sustainability constraints identified. All new developments have the potential to incorporate water resource efficiency and pollution prevent measures. Light industry ad office based development generate less direct impact on the water environment.	B		



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SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
12 Climate Change Manage the effects of climate change	No significant sustainability constraints identified. All new buildings and refurbishments can/ should where possible incorporate energy efficiency measure and utilise sustainable energy sources. Green travel plans for employees should be encouraged where appropriate.	B		
13 Energy Increase the supply of renewable energy and reduce energy consumption	No direct effects for this SA objective.	B		
14 Land and Soils	Policy makes provision for employment on previously developed land. Supports	LG		



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SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
Promote efficient use of land and soils	aims to ensure the efficient use of land and avoid impacts on green space/ wedges/ protected landscape areas.			
15 Waste Minimise waste, especially waste to landfill	No significant sustainability constraints identified. Light industry produces less waste, all businesses should be encouraged to employ sustainable waste management practices, office recycling schemes.	B		
16 Minerals Promote efficient and appropriate use of minerals	No significant sustainability constraints identified.	B		



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SA Objective	Nature of the sustainability effect of policy (including magnitude, timing, duration and reversibility of effects where known).	Assessment	Evidence and reference	Suggested mitigation and enhancement measures (<i>those in italics are already proposed in the Plan</i>)
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Summary:

This policy makes provision for a more diverse mix of employment opportunity on an existing employment site. There is the potential for long term benefits for employment and economy objectives. These positive effects may also be cumulative for the wider community through the provision of alternative employment, i.e. replacement of traditional/ declining industries with new/ alternative office based jobs. No strategic sustainability constraints are identified for water, landscape, biodiversity objectives, and there are significant positive effects for land and soils through the effective use and re-use of previously developed land.