

*Rhondda Cynon Taf Local Development Plan (2006 –2021)*

# **Findings of the Candidate Site Assessment Process 2009**

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## **1. INTRODUCTION**

The purpose of this document is to outline the findings of the Rhondda Cynon Taf candidate site process. In doing so the document will outline:

- The Candidate Site Process
- The Candidate Site Assessment Methodology, and
- The Results of the Candidate Site Assessment Process

Background information in relation to the assessment process is included in Appendix 5.1 – 5.6.

## **2. THE CANDIDATE SITE PROCESS**

The Local Development Plan (LDP) Manual advises that early consideration should be given to engagement with developers and landowners on potential sites to be included within the new LDP system, in order to avoid substantial numbers of additional sites coming forward at the examination stage.

In September 2005 the Council wrote to potential landowners, identified agents and developers offering them the opportunity to identify and promote any areas of land they considered suitable for residential or commercial development. The deadline for the submission of sites for inclusion in the LDP process was 31<sup>st</sup> August 2006. This approach built on a process for identifying land that had been established for the Unitary Development Plan.

In total 658 Candidate Sites ranging in size from less than 0.3 hectares to 100 hectares were submitted for consideration.

These sites fall into the following categories:

- Sites Promoted by Private Landowners and External Agencies
- Rhondda Cynon Taf Land Review Sites
- Undeveloped Existing Local Plan Allocations
- Sites identified by the Council

## **3. CANDIDATE SITE ASSESSMENT METHODOLOGY**

In order to ensure a consistent and rigorous assessment of each site a methodology was developed for the assessment of all sites over 0.3 of a hectare. The Candidate Site Assessment Methodology requires a three-stage approach to assessment.

This first stage assessment involves a wide-ranging appraisal of the unique characteristics of all candidate sites, identifying both restraints and potential for development.

- Economic viability;
- Accessibility and ease of movement;
- Environmental capital;
- Site context and character;
- Continuity and enclosure, and
- Potential Use.

The purpose of the first stage assessment is to remove all

those sites that are overly constrained, from the process

The second stage of the process allowed for the assessment of possible future allocations against the Sustainability Appraisal / Strategic Environmental Assessment framework developed specifically for the LDP. The aim of the second stage assessment is to ensure that land selected for allocation contribute towards achieving the overall objectives and strategy of the LDP.

### ***Small Site Assessment***

Sites of less than 0.3 of a hectare were considered as part of the settlement boundary review. The methodology employed to assess these sites required consideration of the relationship between the candidate site and the existing urban area. The assessment determined whether or not the site should be included in the urban area or considered to be part of the countryside.

### ***Consultation with Specific Consultation Bodies***

Following the completion of the first stages of the assessment process, the Council sought the views of appropriate, specific, consultation bodies in respect of those sites identified as suitable for future development. The bodies consulted include;

- Welsh Assembly Government
- Countryside Council for Wales

- Environment Agency Wales
- Dwr Cymru / Welsh Water
- Glamorgan - Gwent Archaeological Trust
- CADW
- The Coal Authority
- South Wales Police
- South Wales Fire Service
- Health & Safety Executive
- Wales and West Utilities
- Western Power Distribution

Further detail of the assessment process and the appropriate assessment forms are contained in the Councils Candidate Site Assessment Methodology (2006).

## **4. THE RESULTS OF THE CANDIDATE SITE ASSESSMENT PROCESS**

The Council undertook a rigorous assessment of each of the candidate sites during 2007 / 08. The assessment process reviewed 486 sites of 0.3 hectares or more and 172 sites of less than 0.3 hectares.

The results of the Candidate Site Assessment Process were approved by Cabinet on 15<sup>th</sup> December 2008 and Full Council on 14<sup>th</sup> January 2009.

The results of the Candidate Site Assessment process are outlined in Tables 1 – 3.

**Table 1: CANDIDATE SITES APPROVED**

<b>Site ID</b>	<b>Site Name</b>	<b>Proposal</b>
3	Rear of Maerdy Road, Maerdy	Residential development
6	Ferndale Industrial Estate, Maerdy	Employment development
7	Ferndale Industrial Estate, Maerdy	Employment development
8	Ferndale Industrial Estate, Maerdy	Employment development
9	Highfield Industrial Estate, Maerdy	Employment development
13	Land rear of Gwernllwyn Terrace, Tylorstown	Residential development
23	Site off Fenwick Street, Pontygwaith	Residential development
31	Old hospital site and playground, Treherbert	Residential development
40	Land at the end of Ynysfeio Avenue, Treherbert	Residential development
43	Site at the end of Mace Lane, Treorchy	Residential development
46	Site off Cemetery Road, Treorchy	Residential development
49	Cae Mawr Industrial Estate, Treorchy	Employment development
84	Hospital Site, Llwynypia	Residential development
94	Site South of Cwm Clydach School, Clydach Vale	Residential development
113	Llanilid OCS, Llanharan	Mixed use development
114	Rhyd Lethin, Llanharan	Mixed use development
115	West of Llechau, Llanharan	Residential development
116	Mwyndy NE, Pontyclun	Mixed use development
117	Mwyndy NW, Pontyclun	Mixed use development
118	Mwyndy Park, Pontyclun	Mixed use development
119	Purolite site and Pant Marsh, Llantrisant	Mixed use development
127	Trane Farm, Tonyrefail	Residential development
130	Tylcha Wen, Tonyrefail	Residential development
132	Cwm Coking Plant, Beddau	Mixed use development
134	Land north of Concorde Drive, Tonyrefail	Residential development
142	South of Llantrisant Business Park, Llantrisant	Employment development

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164	Land South of Brynna Road, Brynna	Residential development
167	Site at Church Village, Church Village	Residential development
171	East of Station Road, Llantwit Fardre	Residential development
176	Dyffryn Row, Cwmbach	Residential/commercial development
177	Land South of Llantrisant Business Park, Llantrisant	Employment development
182	WPD Depot, Station Road, Church Village	Residential development
186	Tylcha Fawr Farm, Tonyrefail	Residential/retail development
187	Former Fernhill Colliery Site, Blaenrhondda	Mixed use development
200	Land at Park Street, Clydach Vale	Residential development
206	Cwm Colliery Reclamation, Beddau	Mixed use development
214	Land at Dinas Road/ Graig Ddu Road, Porth	Residential development
216	Former sidings, Robertstown	Mixed use development
217	Gelliwion Reclamation, Pontypridd	Residential development
226	Land South of Llwydcoed Community Centre, Llwydcoed	Residential development
237	Tegfan Farm, Trecynon	Residential development
248	Land rear of Birchwood, Llwydcoed	Residential development
249	Former Universal Furnishings site, Robertstown	Mixed use development
256	Aberdare Goods Yard, Robertstown	Mixed use development
267	Land at Nant Y Wenallt, Abernant	Residential development
275	Aberdare General Hospital	Residential development
279	Land bordered by Cefn Pennar Road, Cwmbach	Residential development
288	Land East of Trenant, Penywaun	Residential development
309	Land at Dolau, East of Primary School, Llanharan	Residential development
326	Land South of Brynteg Court, Beddau	Residential development
336	Site 2 - Land South of Waungron Roundabout, Hirwaun	Mixed use development
338	Land part of Tylcha Ganol Farm, Mill Street, Tonyrefail	Residential development
348	Land at Catherine Terrace, Cymmer	Residential development
352	Coed-yr-hendy & land north of Cefn-yr-hendy, Pontyclun	Mixed use development
353	Land east of Y Pant Comprehensive School [Pant Marsh], Llantrisant	Mixed use development
358	Policy H1.22 TELP, Llantrisant	Residential development
359	Land at former Mayhew Chicken factory, Trecynon	Employment development
375	Llantrisant Business Park, Ynysmaerdy	Employment development

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403	Land at Gwern Heulog, Tylcha Fach Tonyrefail	Residential development
411	Land adjacent to Graig Y Hesg- quarry extension, Glyncoch	Mineral resource
412	Gwernifor Grounds, Mountain Ash	Residential development
416	Brickworks and dairy site, Llwydcoed	Residential development
417	Land South of Rhigos Road, Hirwaun	Residential development
422	Collenna Farm, Tonyrefail	Residential development
424	Trane Farm, Tonyrefail	Residential development
429	Cefn Lane, Glyncoch	Residential development
431	Glyntaff Farm, Rhydyfelin	Residential development
443	Former Phurnacite Plant, Abercwmboi	Mixed use development
446	North of Fifth Avenue, Hirwaun	Employment development
450	Land to rear of Staedtler Factory, Llantrisant	Mixed use development
452	Coed Ely, Coed Ely	Employment development
462	Former Maerdy Colliery Site, Maerdy	Mixed use development
456	Gellihirion South, Rhydyfelin	Employment development
468	Remainder of Ynyscynon Farm, Cwmbach	Residential development
476	Land at Llanilid OCS (Dragon Studio), Llanharan	Mixed use development
483	Land at Fenwick Street, Pontygwaith	Residential development
486	Land south of Waungron Roundabout, Hirwaun	Mixed use development
487	Land south of A465, Hirwaun	Mixed use development
488	Land adjacent to Treherbert Road (Tower Colliery)	Mixed use development
490	Brown Lenox, Pontypridd	Retail / bulky goods / convenience goods
494	Land between A465 and Treherbert Road, Hirwaun	Mixed use development
496	Land East of Mill Street, Tonyrefail	Residential/retail development
497	Hendre Wen, Brynna Road, Llanharan	Residential development
512	Land to the end of Godreaman Street, Godreaman	Residential development
534	Land north of Gilfach Road, Tonyrefail	Residential development
538	Land at Mwyndy, Pontyclun	Mixed use development
556	The Link site, Church Village	Residential development
588	Site of the former Hillside Club, Tonyrefail	Residential development
602	Land east of Capel Hill and Hafod Wen, Tonyrefail	Residential development

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<b>610</b>	Land north of Investiture Place, Tonyrefail	Residential development
<b>620</b>	Land at Dyffryn Row, Cwmbach	Residential development
<b>621</b>	Site of former Chubb Factory, Ferndale	Employment development
<b>632</b>	Land adjoining Dyffryn Road, Cwmbach	Residential development
<b>638</b>	Land to the east of Mill Street, Tonyrefail	Residential development
<b>639</b>	Land at Cae Gwerlais Farm, Tonyrefail	Residential development
<b>640</b>	Land the south of The Ridings, Tonteg	Residential development
<b>641</b>	Land off Gilfach Road/ Trane Farm, Tonyrefail	Residential development
<b>642</b>	Land at Trane Farm/ adjacent to Bryn Golau, Tonyrefail	Residential development
<b>654</b>	Land at Llantrisant Road, Beddau	Residential development



**Table 2: CANDIDATE SITES REJECTED**

<b>Site ID</b>	<b>Name</b>	<b>Proposal</b>	<b>Principle reason for refusal</b>
5	Rear of Richard Street, Maerdy	Residential development	The site is subject to access constraints.
11	Station Road, east of the river bridge, Ferndale	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
12	Playing Fields, Ferndale	Residential development	The site provides an important community facility in a built up area.
17	Site at northern end of Upper Terrace, Stanleytown	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
22	Site off Heol Llechau, Wattstown	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
24	Land at the end of The Avenue, Pontygwaith	Residential development	The site is subject to access constraints. The site is a designated SINC.
28	Off Blaen-y-Cwm Road, Blaenrhondda	Residential development	The site is a designated SINC. The site is subject to flooding constraints.
29	Eileen Place, Treherbert	Residential development	The site provides an important community facility in a built up area.
33	Site off St Mary's Close, Treherbert	Residential development	The site is subject to topography constraints. The site provides an important community facility in a built up area.
39	Site near Everest factory, Treherbert	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
45	Site opposite Ynyswen Infants School, Treorchy	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
48	Druids Close, Treorchy	Residential development	The site is subject to topography constraints. The site is subject to land stability constraints.
50	Vicarage Terrace, Treorchy	Residential development	The site is subject to topography constraints. The site is subject to access constraints. The site is a designated SINC.

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<b>53</b>	Land adjacent to Alison House Community Facility, Treorchy	Residential development	The site is subject to access constraints.
<b>58</b>	Site off Catherine Street, Pentre	Residential development	The site is subject to topography constraints.
<b>60</b>	Site to the end of Pleasant View, Pentre	Residential development	The site is subject to topography constraints.
<b>61</b>	Site at rear of Pleasant View, Pentre	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
<b>62</b>	Site to the rear of Ystrad Road, Pentre	Residential development	The site is subject to topography constraints. The site is subject to access constraints. The site is subject to land stability constraints.
<b>63</b>	Site off Ystrad Road, Pentre	Residential development	The site is subject to topography constraints. The site is a designated SINC.
<b>64</b>	Site at the rear of Dinam Park, Pentre	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>65</b>	Large site at the rear of Kennard Street, Pentre	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>66</b>	Large site at the rear of Kennard Street, Pentre	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>67</b>	Site at rear of Bwllfa Cottages, Pentre	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>70</b>	Site off Ystrad Road, Pentre	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
<b>72</b>	Gelli Road, Gelli Industrial Estate, Gelli	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>73</b>	Land to east of Nebo Estate, Ystrad	Residential development	The site is subject to flooding constraints.
<b>75</b>	Steep valley area, Ystrad	Residential development	The site is subject to topography constraints. The site is a designated SINC.
<b>83</b>	Land off hospital site, Tonypandy	Residential development	The site is a designated SINC.
<b>86</b>	Site to rear of Mountain View, Tonypandy	Residential development	The site is subject to topography constraints. The site is subject to access constraints.

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<b>87</b>	Land to the rear of Buckley Road, Trealaw	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
<b>88</b>	Land near visitor centre, Tonypandy	Residential development	The site is subject to flooding constraints. The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>90</b>	Land south of Court Street, Clydach Vale	Residential development	The site is subject to access constraints.
<b>91</b>	Land south of Railway Terrace, Clydach Vale	Residential development	The site is subject to flooding constraints. The site is subject to access constraints.
<b>92</b>	Site at rear of RCT offices, Tonypandy	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>93</b>	Site to west of RCT offices, Tonypandy	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>97</b>	Land south of Park Street, Tonypandy	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>99</b>	Land at the end of Howard Street, Clydach Vale	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>103</b>	Vacant site off B4278, Tonypandy	Retail development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>104</b>	Cwm Farm, Aberdare	Residential development	The site is subject to access constraints.
<b>105</b>	Rose Row, Hirwaun	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>106</b>	Werfa Farm, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>107</b>	Werfa Farm, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.

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108	Werfa Farm, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
109	Gwaun Miskin, Tynant	Residential development	The site is a designated SINC.
110	Llwynocrwn Isaf, Beddau	Residential development	The site is a designated SINC. The site is a designated SSSI.
111	Land adjacent to Ship Public House, Crown Hill, Llantwit Fadre	Residential development	The site is subject to flooding constraints.
112	Rear of 31 Heol-y-Parc, Efail Isaf	Residential development	The site is subject to access constraints. The site is a designated SINC.
121	Former Llanharan STW, Pencoed	Employment/recycling/ residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
123	North of Talygarn House, Talygarn	Residential development	The site is in the countryside and unrelated to an existing settlement.
124	North west of Talygarn, Talygarn	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP
125	West of Talygarn (1), Talygarn	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
126	West of Talygarn (2), Talygarn	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
131	Land rear of High Street, Gilfach Goch	Residential development	The site is subject to access constraints. The site is a designated SINC.
133	Land south of Trebanog, Tonyrefail	Residential development	The site is subject to access constraints. The site is a designated SSSI. The site is a designated SINC.
135	Land adjacent to Rhiw Garn, Trebanog	Residential development	The site is a designated SINC.
136	Land fronting Trebanog Road, Trebanog	Residential development	The site is a designated SINC.
137	Land rear of Trebanog Road, Trebanog	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
138	North of Cross Inn Road, Llantrisant	Residential development with green wedge	The site is subject to topography constraints. The site is a designated SINC.

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<b>141</b>	Rear of Emanda Gardens, Brynna	Residential development	The site is subject to access constraints.
<b>143</b>	Between Brookfield Lane & Heather view Road, Pontypridd	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
<b>144</b>	Land adjacent to Sherwood, east of Brookfield Lane, Pontypridd	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
<b>145</b>	Land adjacent to Killay Bungalow, east of Brookfield Lane, Pontypridd	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
<b>146</b>	Land east of Heather view Road, Pontypridd	Residential development	The site is a designated SINC. The site is subject to topography constraints. The site is subject to access constraints.
<b>147</b>	Heol-y-Parc North, Efail Isaf	Residential development	The site is subject to access constraints. The site is a designated SINC.
<b>148</b>	Land Adjacent to Maendy Farm, Ton Pentre	Residential development	The site is subject to access constraints.
<b>150</b>	Marton Brynteg, Llantrisant	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>151</b>	Rhigos Road, Hirwaun	Residential development	The site is a designated SINC. The site is a designated SSSI. The site is subject to access constraints. The site is subject to flooding constraints.
<b>152</b>	Gelli Seren West, Tonyrefail	Residential development	The site is a designated SINC. The site is a designated SSSI.
<b>153</b>	Interbrew Factory Coedcae Lane, Pontyclun	Residential development	Unsuitable location in industrial zone and loss of employment land.
<b>155</b>	Adjoining Woodfield House, Llandraw Woods, Maesycod	Residential development	The site is subject to access constraints.
<b>156</b>	Land to NW and SW, Ely Valley Road & Elwyn Street, Coed Ely	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>158</b>	Talygarn Equestrian Centre, Talygarn	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC.

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<b>159</b>	Rear of Brynhir, Aberdare	Residential development	The site is a designated SINC.
<b>161</b>	Whitehills Golf Course, Brynna	Residential development	The site is a designated SINC. The site is subject to flooding constraint.
<b>163</b>	Brynna West, Brynna	Residential development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
<b>165</b>	Malthouse Farm, Llantrisant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>166</b>	Riverside Forge Oxford Street, Nantgarw	Offices, housing development or other development	The site is subject to flooding constraints The site is subject to access constraints
<b>170</b>	North of Harold Street, Llanharan	Residential development	The site is subject to flooding constraints. The site is a designated SINC.
<b>172</b>	Llanharan RFC, Llanharan	Residential development	The site is subject to flooding constraints.
<b>173</b>	Land between A4059 and River Cynon, Ynysboeth	Green wedge or countryside protection	Issue considered in topic paper.
<b>174</b>	Otters Brook/ Ceulan Farm, south of railway, Pontyclun	Residential development	The site is subject to flooding constraints. The site is subject to access constraints. The site is a designated SINC.
<b>175</b>	Heol Y Parc, Efail Isaf	Residential development	The site is subject to access constraints. The site is a designated SINC.
<b>178</b>	Land rear of 100 Church Road [between 97 Church Road and Heol-y-cawl, Tonteg	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>180</b>	Land at Ty'n-y-coed Villas, Thomastown	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>181</b>	Land at former Cilely Colliery, Trebanog	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC. The site is a designated SSSI.

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<b>183</b>	Standard Tip and land adjoining, Wattstown	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
<b>184</b>	Ystrad Barwig Isaf, Llantwit Fadre	Residential development	The site is subject to access constraints. The site is subject to flooding constraints. The site is a designated SINC.
<b>185</b>	Caerysgol Farm, Tonyrefail	Residential development	The site is subject to access constraints. The site is a designated SINC. The site is a designated SSSI.
<b>188</b>	Land to the rear of Pen Y Waun - small site, Efail Isaf	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>189</b>	Land to the rear of Pen Y Waun - large site, Efail Isaf	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>190</b>	Land fronting Heol Y Parc, Efail Isaf	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>191</b>	Plot 10-12, Incline Row, Cwmaman	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
<b>192</b>	Land to the rear of Queen Street, Cwmdare	Residential development	The site is subject to access constraints.
<b>193</b>	Land at Tir Coed, Llwydcoed	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>195</b>	Land r/o Cilfynydd Road/ Bodwenarth quarries, Cilfynydd	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
<b>196</b>	Land rear of Werfa Lane, Abernant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>197</b>	Land North of Werfa Lane, Abernant	Residential development	The site is a designated SINC.
<b>198</b>	Hirwaun Ironworks, Hirwaun	Residential development	The site is subject to access constraints.
<b>202</b>	Land and allotments Park Street, Clydach Vale	Residential development	The site provides an important community facility in a built up area.

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<b>204</b>	Pentwyn lower tip, Penrhiwceiber	Residential development	The site is subject to topography constraints The site is in the countryside and unrelated to an existing settlement
<b>205</b>	Glamorgan Street, Penrhiwceiber	Residential development	Loss of recreation area and fragmented.
<b>208</b>	Pentwyn Avenue, Penrhiwceiber	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>210</b>	North east of railway, Penrhiwceiber	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>213</b>	Land south of Nythbran Terrace, Porth	Residential development	The site is subject to topography constraints.
<b>215</b>	Robertstown Playing field, Robertstown	Mixed Use development	The site provides an important community facility in a built up area.
<b>218</b>	Windsor Terrace, Allotments and open land, Abernant	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement. The site provides an important community facility in a built up area.
<b>219</b>	Windsor Terrace, Abernant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>221</b>	Site of Treforest Boys School, St Michaels Avenue, Treforest	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>223</b>	Land at Maesyffynnon Lane, Aberdare	Residential development	The site provides an important community facility in a built up area.
<b>224</b>	Land of Cymmer Road, Porth	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>234</b>	Land fronting Ynyshir Road, Wattstown	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>235</b>	Land fronting Tonteg Road, Power Station Hill, Tonteg	Employment development	The Church Village bypass will occupy Land.



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<b>238</b>	Land rear of Garth Street, Coed Ely	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>239</b>	Land rear of 15-22 Pendre Crescent Llanharan	Residential development	The site is subject to access constraints.
<b>240</b>	Land off Heol Cronfa, Cilfynydd	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>241</b>	Land north of Yr Hendre, Nantgarw	Residential development	The site is in the countryside and unrelated to an existing settlement. The site provides an important community facility in a built up area.
<b>244</b>	Egans Field, opposite Llanfabon Court, Cilfynydd	Residential development	The site is subject to access constraints.
<b>245</b>	Land adjoining Graig-yr-Hesg Infants School, Ynysybwl Road, Glyncoch	Residential development	The site is subject to access constraints.
<b>246</b>	Land off Llanharry Road, south of Bryn Derwen, Llanharan	Residential development	The site is subject to access constraints.
<b>247</b>	Land adjoining Swn yr Afon, High Street, Gilfach Goch	Primary health care centre	The site is subject to flooding constraints. The site is subject to topography constraints lack of developable land.
<b>250</b>	Land adjacent to Ffordd Llanbad/ Lewis Close, Gilfach Goch	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>252</b>	Land south of the M4, north of St Annes Court, Brynsadler	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>254</b>	Fletchers Field, Coedpenmaen Road, Pontypridd	Residential development	The site is subject to access constraints.
<b>258</b>	Land rear of YGG Pont-Sion-Norton, Pontshonnorton Road, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>260</b>	Land off Maple Court, Tonyrefail	Residential development	The site is subject to flooding constraints. The site is a designated SSSI.
<b>261</b>	Red Cow Field, Tonyrefail	Residential development	The site provides an important community facility in a built up area.

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<b>262</b>	Land off Cardiff Road, rear of 1-2 Park Lane, Taffs Well	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
<b>264</b>	Land at Hendreforgan Farm, Gilfach Goch	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>265</b>	Land to the rear of Upper Terrace, Stanleytown	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>268</b>	Elms Farm, Llanharry	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>269</b>	Land adjacent to Canal Road, Cwmbach	Residential development	The site is subject to flooding constraints.
<b>270</b>	Land at Maesycwmrig, Hirwaun Road, Penywaun	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>271</b>	Garth Uchaf Farm, Llanharan	Industrial/ Residential development	The site is subject to access constraints.
<b>272</b>	Land off Trebanog Road, Trebanog	Residential development	Back land development.
<b>274</b>	Land south of Hirwaun road, Penywaun	Mixed use development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>276</b>	Mountain Ash General Hospital, Mountain Ash	Residential development	The site is a designated SINC.
<b>277</b>	Land east of Llwydcoed Football Ground and south of Merthyr Road, Llwydcoed	Residential development	The site is subject to access constraints.
<b>278</b>	Land north of football ground, Merthyr Road, Llwydcoed	Residential development	The site is subject to access constraints.
<b>281</b>	Land rear of Wyndham Street/ Kimberley Way, Cymmer	Residential development	The site is a designated SINC. The site is subject to topography constraints.
<b>282</b>	Land to the south west of Darren Ddu Road, Ynysybwl	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>283</b>	Land south east of Cowbridge Road, Talygarn	Residential development	The site is in the countryside and unrelated to an existing settlement.

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<b>284</b>	Land south west of 'Greenlands', Talygarn	Residential development or other	The site is in the countryside and unrelated to an existing settlement.
<b>285</b>	Land to the east of The Elms Farm, Llanharry	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>287</b>	Land south of Fairview, Gilfach Goch	Residential development	The site is subject to topography constraints.
<b>289</b>	Land rear of Cambrian Avenue, Gilfach Goch	Residential development	The site is a designated SINC. The site is subject to topography constraints.
<b>290</b>	Site rear of St Annes Chapel, Talygarn	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>292</b>	Land rear of Pontypridd and District Hospital, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>293</b>	Land North of Ty Coch, Heathlands, Gilfach Goch	Residential development	The site is subject to access constraints.
<b>295</b>	Land North of Llanharry Road, Brynsadler	Residential development	The site is subject to flooding constraints.
<b>296</b>	Land between Llwyna Farm and Paddocks Crescent, Brynsadler	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>297</b>	Land north of Mwyndy Cross, Pontyclun	Mixed use development	The site is a designated SINC.
<b>298</b>	Land beyond Upper Terrace, Stanleytown	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
<b>299</b>	Land at former 1 - 6 Aberdare Road, Blaenllechau	Residential development	The site is subject to access constraints.
<b>300</b>	Land at Glyn Taf farm, Rhydyfelin	Residential development	The site is subject to access constraints.
<b>303</b>	Land at Felindre Road, St Mary Hill, Pencoed	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>304</b>	Land adjacent to 'Greenway', Blaencwm	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>305</b>	Land Adjacent to Llanharan Service Station, Llantrisant Road, Llanharan	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.

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<b>306</b>	Land adjacent to Llanharan service station, Llantrisant Road, Llanharan	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>308</b>	Land at Heol Creigiau, Llantwit Fadre	Residential development	The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.
<b>310</b>	Land adjacent to The Chestnuts, Miskin	Residential development	The site is a designated SINC.
<b>311</b>	Gwaun Miskin, Tynant	Mixed use development	The site is a designated SINC. The site is subject to flooding constraints.
<b>312</b>	Site A, Land north of Griffin Inn, Tonyrefail	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>313</b>	Site B, Land north of Griffin Inn, Tonyrefail	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>314</b>	Land between Tyntyla Park and Penrhys Road, Llwynypia	Residential development	The site is a designated SINC. The site is subject to topography constraints.
<b>315</b>	Small site north of Ty'n y Wern, Edmondstown	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
<b>317</b>	Land east of Aubrey Road, Cymmer	Residential development	The site provides an important community facility in a built up area.
<b>318</b>	Land at former No's 42 - 48 Incline Row, Godreaman	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>319</b>	Land at Landscape Gardening, Cwmbach Road, Abernant	Residential development	The site is subject to access constraints.
<b>320</b>	Site 1 at Dan Caerlan, Llantrisant	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>321</b>	Site 2 at Dan Caerlan, Llantrisant	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>323</b>	Land at 43-60 Incline Row, Godreaman	Residential development	The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.

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<b>324</b>	Land at Ystrad Barwig, Heol Creigiau, Church Village	Business/ retail use A1/ Residential development C2 use	The site is in the countryside and unrelated to an existing settlement.
<b>325</b>	West of Upper Gynor Place and Cae Siriol, Ynyshir	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>327</b>	Land at House o' The Trees', Penrhiwfer	Residential development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
<b>328</b>	Land at Werfa Farm, Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>329</b>	Land NW of Vans Direct yard, Elwyn Street, Coedely	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>330</b>	Land to the West of Cadwalader Street, Mountain Ash	Residential development	The site is subject to access constraints.
<b>331</b>	Land at Ty Hen Farm, Nantgarw	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>332</b>	Land at Hazel Drive, Aberdare	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>334</b>	Land south of Heol Iscoed, Efail Isaf	Residential development with proposed doctors surgery and pharmacy	The site is in the countryside and unrelated to an existing settlement.
<b>335</b>	Site 1 - Land south of Gamlyn Terrace, Penywaun	Mixed use development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>337</b>	Land west of A4233, opposite Halton Villas, Tonyrefail	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>339</b>	Former Windber Colliery, Bwllfadare Terrace, Cwmdare	Residential/ commercial development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
<b>340</b>	Land adjacent to Waun Hir, Efail Isaf	Residential development	The site is in the countryside and unrelated to an existing settlement.

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<b>341</b>	Land rear of Danylan/Landare Road, Maesycoed	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>342</b>	Land rear of Greenlands, Talygarn	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>343</b>	Land rear of Llwynpennau Cottages, Groesfaen	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>344</b>	Land rear of Gwernifor Street, Mountain Ash	Residential development	The site is subject to topography constraints.
<b>345</b>	Site A Land at White Tips Treforest	Residential development	The site is subject to access constraints. The site has land stability constraints.
<b>346</b>	Site B land at White Tips, Treforest	Residential development	The site is subject to access constraints.
<b>347</b>	Land to the rear of plot 2, Elizabeth Street, Thomastown	Residential development	The site is subject to access constraints.
<b>351</b>	Land south of Heol Cynllan/ at Cynllan Cottage, Llanharan	Residential/Commercial/Mixed development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
<b>354</b>	Land North of Manor Hill & Miskin Crescent, Miskin (Hendy, Bute & Bute Mine Quarries), Pontyclun	Mixed use development	The site is a designated SINC.
<b>355</b>	Land between Cefn-y-parc Cemetery & Rhiwsaeson Road, Cross Inn, Llantrisant	Mixed use development	The site is a designated SINC. The site is subject to flooding constraints
<b>356</b>	Mwyndy Quarry area, Miskin	Mixed use development	The site is a designated SINC. The site is subject to topography constraints.
<b>357</b>	Land north of A473/ East of Glamorgan Vale Retail Park, Talbot Green	Mixed use development	The site is subject to flooding constraints. The site is a designated SINC.
<b>362</b>	Tonteg Allotments, Lansdale Drive, Tonteg	Primary health centre	The site provides an important community facility in a built up area.

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<b>365</b>	Land off Station Road, Llantwit Fadre	Residential development	The site is a designated SINC, The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.
<b>366</b>	Land at Maesyffynnon Lane, rear of Brynffynon Close, Aberdare	Residential development	The site is a designated SINC.
<b>367</b>	Land North of "The Croft", Llantrisant Road, Church Village	Residential development	The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
<b>368</b>	Croesdy Patch, Llwydcoed Road, Llwydcoed	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>369</b>	Land rear of Shop Houses / north of Prysmia factory, Llwydcoed Road, Llwydcoed	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>370</b>	Land adjacent to Pirelli Cables, off Llwydcoed Road, Llwydcoed	Residential development	The site is subject to access constraints.
<b>371</b>	Land at Buarth y Capel, Ynysybwl	Residential development	The site is a designated SINC. The site is subject to access constraints. The land is subject to land stability and drainage constraints.
<b>372</b>	Land at Glyndale, Pant y Brad, Tonyrefail	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>373</b>	Land at Glyndale / Rhiwinder Fach, Pant y Brad, Tonyrefail	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>374</b>	Land rear of Cambrian Avenue, Gilfach Goch	Residential development	The site is subject to flooding constraints. The site is subject to access constraints.
<b>376</b>	Land at Brofiscin Farm, Pontyclun	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>377</b>	Ystrad Barwig Isaf, Llantwit Fadre	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to flooding constraints.

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<b>382</b>	Land south of Grovers Field, Abercynon	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
<b>383</b>	Land at disused treatment works, Miskin	Residential development	The site is a designated SINC. The site is subject to flooding constraints.
<b>384</b>	Land rear of Stag Street, Trecynon	Residential development	The site is subject to flooding constraints.
<b>385</b>	Land at Ysguborwen House, Abernant	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
<b>386</b>	Land on Cwmbach Road, Abernant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>387</b>	Land north of Tre-lfor, Llwydcoed	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>388</b>	Land at Cwm-hwnt (adjacent to Plough Inn), Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>390</b>	Land off Aberdare Road, Blaenllechau	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>391</b>	Land at Carnetown, Abercynon	Residential development	The site provides an important community facility in a built up area.
<b>392</b>	Land opposite Pencerrig, The Common, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>395</b>	Land Fronting Pleasant Terrace, Clydach vale	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>396</b>	Land fronting Morton Terrace, Clydach vale	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>397</b>	Land rear of Bute Terrace, Hirwaun	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>398</b>	Cricket Field, Llanharan	Residential or commercial development	The site is in the countryside and unrelated to an existing settlement.



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<b>399</b>	The Elms, near Forest Wood Quarry, Llanharry	Materials recycling	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>400</b>	Mwyndy Quarry and adjoining land, Miskin	Inert hardcore disposal- followed by residential development	The site is a designated SINC. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
<b>401</b>	Land north of Pantglas Farm, Coedely	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>402</b>	Prospect Green, Prospect Place Treorchy	Remain as public open space	The site provides an important community facility in a built up area.
<b>404</b>	Land north of Cyncoed, Ynysybwl	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>405</b>	Land at Dinas Isaf, Penrhiwfer	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>406</b>	Land at Fforchneol Row, Godreaman	Residential development	The site is a designated SINC . The site is subject to access constraints.
<b>407</b>	Land near junction of Smith's Avenue and Mount Road, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>408</b>	Land at the rear of Smith's Avenue and Mount Road, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>409</b>	Land at New Inn Public House, Cefn Rhigos	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>410</b>	Hendy Quarry, Miskin	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>414</b>	Rear of Bute Terrace, Hirwaun	Mixed use development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement. The site provides an important community facility in a built up area.
<b>415</b>	North of High Street, Hirwaun	Residential development	The site is subject to access constraints. The site is subject to topography constraints.

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427	Penrhiwfer Road, Penrhiwfer	Mixed use development	The site is subject to access constraints. The site is subject to topography constraints.
436	Land to the rear of Thai Elephant restaurant, Trebanog Road, Cymmer	Residential development	The site is subject to access constraints.
437	Pauletts Workshops Yard, Aberllechau Road, Wattstown	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
439	Part Rhondda Cynon Taf County Borough Council Depot, Cymmer Road Dinas	Employment development	The site is subject to access constraints. The site is subject to flooding constraints.
442	Land at Travellers Rest, Abercynon	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
444	Pontcynon Industrial Estate, Abercynon	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
445	Land rear of Halt Road, Hirwaun Industrial Estate, Hirwaun	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
447	Llantrisant Business Park, Ynysmaerdy	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
448	Llantrisant Business Park, Ynysmaerdy	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
449	North west of Ynysallan, Ynysmaerdy	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
451	Garth Business Park, Talbot Green	Employment development	The site is a designated SINC. The site is subject to flooding constraints.
453	Dinas Isaf, Williamstown	Employment development	The site is a designated SINC. The site is a designated SSSI.
455	North of Albion Industrial Estate, Cilfynydd	Employment development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
457	Former Iron Ore Mine, Llanharry	Employment development	The site is in the countryside and unrelated to an existing settlement.

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<b>458</b>	Miskin Park, Miskin	Employment development	The site is in the countryside and unrelated to an existing settlement.
<b>461</b>	Land rear of Mill Street, Tonyrefail	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
<b>465</b>	Land at Gelli-fedi Farm, Brynna	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>472</b>	Hilltop, Llwydcoed	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>474</b>	Pontygwaith Industrial Estate, Pontygwaith	Employment development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>475</b>	Land north of Gelli-fedi Farm, Brynna	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>477</b>	Land at Ynysmaerdy Farm, Ynysmaerdy	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>478</b>	Land at Graig-lwyd Farm, Talbot Green	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>479</b>	Land west of Graig-lwyd Farm, Talbot Green	Residential development	The site is subject to access constraints.
<b>482</b>	Land south of School Street, Pontygwaith	Residential development	The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement and countryside issues.
<b>485</b>	Land south of Penywaun (Tower Colliery), Penywaun	Mixed use development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>489</b>	Tower Colliery Pit Head Site, Hirwaun	Mixed use development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement and countryside issues.
<b>493</b>	Land west of Mount Pleasant Inn, Hirwaun	Mixed use development	The site is a designated SINC. The site is a designated SAC.

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<b>495</b>	Land south of Catherine Street, Pentre	Residential development	The site is subject to topography constraints.
<b>498</b>	Land North of Coed yr Esgob, Llantrisant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>499</b>	Land adjacent to Malthouse, Llantrisant	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>500</b>	Land at Graig y Llan, Llantrisant	Commercial development	The site is in the countryside and unrelated to an existing settlement.
<b>501</b>	Land to the Rear of The Royal Mint, Llantrisant	Commercial development	The site is subject to access constraints. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
<b>502</b>	Land at the Cottage, Llanwonno Road, Cwmaman	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>504</b>	Land adjacent to Llantrisant Road, Highlands Estate, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>505</b>	Land adjacent to Rhigos Road, Hirwaun	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>506</b>	Land north of Prysman Factory, Llwydcoed	Residential development	The site is a designated SINC. The site is subject to access constraints.
<b>509</b>	Forgemasters Site Taffs Well	Residential development	The site is subject to flooding constraints.
<b>511</b>	Maendy Farm, Ton Pentre	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>514</b>	Mwyndy Quarry, Miskin	Residential development	The site is a designated SINC.
<b>515</b>	Land at Griffin Mill Garage, Upper Boat, Treforest	Commercial development	The site is a designated SINC.

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<b>517</b>	Land between Aberdare Bypass and cemetery, Penywaun	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>518</b>	Land to the North of Station Road, Tonyrefail	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>519</b>	Land adjoining Nantlechau Farm, Halt Road, Hirwaun	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>520</b>	South site opposite Gwenfron Terrace, Williamstown	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>521</b>	North Site opposite Gwenfron Terrace, Williamstown	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>522</b>	Land opposite Mountain Road, Williamstown	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>523</b>	Land rear of Graig Terrace, Pontypridd	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>524</b>	Land at the end of King Street, Cwmdare	Residential development	The site is subject to access constraints.
<b>525</b>	Land north of Masefield Way, Rhydyfelin	Residential development or mixed use development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>526</b>	Land adjacent to Glyn Taff Farm, Rhydyfelin	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>527</b>	Dismantled Railway line rear of St Albans Terrace, Tynewydd	Residential development	The site is a designated SINC. The site provides important community facilities in a built up area.
<b>530</b>	Land south of Hendrefedog, Tylorstown	Residential development	The site is a designated SINC.

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<b>531</b>	Land north of Bryn Celynnog Comprehensive School, Beddau	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>532</b>	Part of Gelynnog Farm West of Cwm Coking Works, Beddau	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>536</b>	Site A Opposite Parc Newydd Farm, Grovers Road, Abercynon	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
<b>537</b>	Site B opposite Parc Newydd Farm, Grovers Field, Abercynon	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
<b>539</b>	Former Allotment Land off Pantygraigwen Road - Site A, Pontypridd	Residential development	The site is subject to topography constraints.
<b>540</b>	Former Allotment land off Pantygraigwen Road - Site B, Pontypridd	Residential development	The site is subject to topography constraints.
<b>542</b>	Land rear of Swyn y Nant, Gelli Seren, Tonyrefail	Residential development	The site is a designated SINC. The Site is a designated SSSI.
<b>543</b>	Land at Dan Caerlan, Llantrisant	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>547</b>	Site D rear of Kennard Street, Gelli	Residential development	The site is subject to topography constraints. The site is subject to access constraints.
<b>548</b>	Land at Maes y Dderwen, Aberffrwd, Mountain Ash	Residential development and community woodland	The site is a designated SINC. The site is subject to topography constraints.
<b>550</b>	Coronation Terrace to Llanwonno Road, Ynyshir	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>551</b>	Land west of Hollybush Grove, Porth	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.

Findings of the Candidate Site Assessment Process 2009

<b>552</b>	Land west of Llwyncelyn Park, Porth	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is in the countryside and unrelated to an existing settlement.
<b>553</b>	Land north of Llwyncelyn Park, Porth	Residential development	The site is subject to access constraints.
<b>554</b>	Land east of Lewis & Gethin Terrace, Porth	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>555</b>	Land to the north of The Patch, Llanharry	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>558</b>	Land west of A4233, opposite Gilcoru Kennels & Cattery, Tonyrefail	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>559</b>	Land adjoining the former Maelgwyn Terrace Scrap Yard, Aberdare	Residential development	The site is a designated SINC. The Site is subject to flooding constraints.
<b>560</b>	Land adjacent to The Drive, Miskin	Residential development	The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.
<b>561</b>	Land at Ty Nant/ Church Village being part of Dehewydd Farm (site 1), Church Village	Residential development	The site is subject to access constraints.
<b>562</b>	Land at Ty Nant/Church Village being part of Dehewydd Farm (site 2), Church Village	Residential development	The site is subject to access constraints.
<b>563</b>	Land at Ty Nant/ Church Village being part of Dehewydd (site 3), Church Village	Residential development	The site is subject to access constraints.
<b>564</b>	Land NW of Llantrisant Road, Graig, Pontypridd	Residential development	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>565</b>	Tonyrefail Road / Llantrisant Road, Penycoedcae	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>566</b>	Site adjoining Highland Estate, Maindy Road, Graig, Pontypridd	Residential development	The site is in the countryside and unrelated to an existing settlement.

Findings of the Candidate Site Assessment Process 2009

<b>567</b>	Land adjacent to the University of Glamorgan and the dismantled railway, Treforest	Car park extension	The site is a designated SINC. The site is subject to access constraints. The site is subject to topography constraints.
<b>568</b>	Gwenllian Terrace, Llantwit Road, Treforest	Residential development	The site is a designated SINC. The site is subject to topography constraints.
<b>570</b>	Land adjacent to Coed Isaf Road, Maesycoed	Residential development	The site is subject to topography constraints.
<b>571</b>	Ferrari's bakery Bryngelli Industrial Estate, Hirwaun	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>572</b>	Site adjacent to Gadairwen House, Groesfaen	Residential development / light industry	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>573</b>	Torgelli Farm site A, Llanharry	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>574</b>	Torgelli Farm site B, Llanharry	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>575</b>	Torgelli Farm site C, Llanharry	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>576</b>	Land north of Collins Dairy, Cross Inn, Llantrisant	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>577</b>	Land north of Cross Inn, Llantrisant	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>578</b>	Land rear of 34 to 54 Llantrisant Road, Tonyrefail	Residential development	The site is subject to access constraints.
<b>579</b>	Land near Glyn-taf Farm, Rhydyfelin	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC.
<b>580</b>	Land to the rear of garages Bryn Llan, Graig-yr-Helfa Road, Pontypridd	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>582</b>	Land at Llandraw Road, Maescoed	Residential development	The site is subject to access constraints. The site is subject to topography constraints.



Findings of the Candidate Site Assessment Process 2009

<b>584</b>	Land at Tydu Farm Tyla Garw, Brynsadler	Residential development	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
<b>585</b>	Former allotment site at Mynydd Gelli, Gelli	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>586</b>	Land at Bwllfa farm, Gelli	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>587</b>	Land adjoining Bedw Farm Estate and Maes Bedw, Cymmer	Residential development	The site is a designated SINC. The site is subject to topography constraints.
<b>590</b>	Land at St Fagan's Church, Windsor Street, adjacent to Church Row, Trecynon	Residential development	The site is subject to topography constraints. The site is subject to access constraints. The site provides an important community facility in a built up area.
<b>591</b>	Land at Fforest Road, Llanharry	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>592</b>	Land adjacent to Abercynon cemetery, Abercynon	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>593</b>	Land adjacent to Abercynon Road, Abercynon	Residential development	The site is subject to access constraints.
<b>594</b>	Land at Coed Forest Uchaf, Treforest	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
<b>595</b>	Land adjacent to Ty Mogfen, Treforest	Residential development	The site is subject to access constraints. The site is subject to topography constraints. The site is a designated SINC.
<b>596</b>	Land adjacent to Fenwick House near Fenwick Street, Pontygwaith	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>597</b>	Land opposite Pontygwaith junior school, Pontygwaith	Residential development	The site is in the countryside and unrelated to an existing settlement.

Findings of the Candidate Site Assessment Process 2009

<b>598</b>	Land at Castellau Road, Beddau	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>599</b>	Brynsadler Mill, Cowbridge Road / Millfield, Pontyclun	Residential development, sports pitch, training area, picnic area, riverside walk and car park	The site is subject to flooding constraints.
<b>600</b>	Factory site rear of 164 - 168 High Street, Gilfach Goch	Residential development	The site is subject to access constraints.
<b>601</b>	Land to the south east of Tref-y-rhyg school, Tonyrefail	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>603</b>	Site adjacent to Heol Dowlais, Efail Isaf	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>604</b>	Land adjacent to the Willows and Heol Dowlais, Efail Isaf	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>605</b>	Land south of Heol Dowlais, Efail Isaf	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>606</b>	Land adjacent to Meadow View, north of Heol Dowlais, Efail Isaf	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>608</b>	Land at Parc Newydd Farm, Grovers Road, Abercynon	Residential development	The site is subject to access constraints. The site is subject to flooding constraints.
<b>609</b>	Land north of Rhiw Garn Fawr, Trebanog	Residential development	The site is a designated SINC. The site is subject to topography constraints.
<b>611</b>	Land adjacent to Daren Ddu Road, Ynysybwl	Residential development	The site is subject to access constraints. The site is subject to topography constraints.
<b>612</b>	Land adjacent to the railway line, Miskin	Residential development	The site is subject to access constraints. The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.

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<b>613</b>	Land opposite Ely River and Mill Race, Miskin	Residential development	The site is subject to access constraints. The site is subject to flooding constraints. The site is in the countryside and unrelated to an existing settlement.
<b>617</b>	Golf course site off Brynna Road, Brynna	Residential development	The site is a designated SINC.
<b>618</b>	Fernbank House and land south of Brynna Road, Brynna	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>619</b>	Vans Direct HQ, yard and land to north west, Ely Valley Road and Elwyn Street, Coedely	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>622</b>	Land rear of 84-102 Ystrad Road, Ystrad	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC.
<b>624</b>	Land off Paddocks Crescent, Brynsadler	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.
<b>625</b>	Land south of the M4, Brynsadler	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>626</b>	Land adjacent to Leeway Carpets Showroom, Penyrcoedcae	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>628</b>	Land at Meadow Cottage and Ffordd Llanbad, Gilfach Goch	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>629</b>	Land to the rear of Fford Llanbad, Gilfach Goch	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>633</b>	Land north of Collenna Farm, Tonyrefail	Residential development	The site is a designated SSSI. The site is a designated SINC.
<b>634</b>	Land at Collenna Farm, Tonyrefail	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>635</b>	Llwyna Farm, Llanharry Road, Brynsadler	Residential development and green wedge	The site is subject to access constraints. The site is subject to flooding constraints.

Findings of the Candidate Site Assessment Process 2009

<b>636</b>	Land to the rear of 119-130 High Street, Cymmer Porth	Residential development	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>637</b>	Land near Harold Street/adjacent to Llanharan RFC, Llanharan	Residential development	The site is subject to access constraints.
<b>643</b>	Land west of Woodfield House, Llandraw Woods, Maesycloed	Residential development	The site is subject to access constraints.
<b>644</b>	Land north of Cross Inn Road, Cross Inn	Residential development	The site is subject to topography constraints. The site is a designated SINC.
<b>645</b>	Land at Gelli-fedi Farm, Brynna	Residential development	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>646</b>	Land at Llwyn Crwn Isaf, Beddau	Residential development, sports, recreation and nature reserve	The site is a designated SSSI. The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
<b>647</b>	Land at Gwern-y-fach fields, Nr Castellau, Beddau	Residential, development/ community health	The site is in the countryside and unrelated to an existing settlement. The site is subject to access constraints.
<b>648</b>	Land at Heol y Creigiau south of Llantwit Fadre, Efail Isaf	Residential, garden centre, bio diversity visitor/educational centre	The site is in the countryside and unrelated to an existing settlement. The site is a designated SINC.
<b>649</b>	Land at Talygarn Farm, Talygarn	Residential development	The site is in the countryside and unrelated to an existing settlement.
<b>650</b>	Land at Talygarn Park, Talygarn	Holiday chalets	The site is a designated SINC. The site is in the countryside and unrelated to an existing settlement.
<b>651</b>	Site adjacent to Pen Darren Road, Trebanog	Residential development	The site is a designated SINC. The site is subject to access constraints.
<b>652</b>	Land adjacent to sewage treatment works, Abercynon	Employment development and holiday cabins	The site will not contribute towards the overall objectives and strategy of the LDP.
<b>653</b>	Land at Garth Farm, Efail Isaf	Residential development	The site is subject to access constraints. The site is in the countryside and unrelated to an existing settlement.

*Findings of the Candidate Site Assessment Process 2009*

<b>655</b>	Land adjacent to roundabout Parc Eirin, Tonyrefail	Residential development	The site is a designated SINC. The site is a designated SSSI. The site is in the countryside and unrelated to an existing settlement.
<b>656</b>	Land rear of Danylan Road, Maesycloed	Residential development	The site is subject to access constraints. The site provides an important community facility in a built up area.
<b>657</b>	Land at the rear of Kenry Street, Treorchy	Residential development	The site is subject to access constraints. The site provides an important community facility in a built up area.

**Table 3: Settlement Boundaries Approved**

Site ID	Site Name	Proposal
1	Park Place Maerdy	Residential development
10	Station Road Ferndale	Residential development
16	Old School Site, Edmondess Street Ferndale	Residential development
18	Site on Upper Terrace Stanleytown	Residential development
20	Deri Terrace Tylorstown	Residential development
21	Land off Deri Terrace Tylorstown	Residential development
30	Site off Rhigos Road Treherbert	Residential development
34	Bryn Rhedyn Treherbert	Residential development
37	Corner of Herbert Street Treherbert	Residential development
38	Corbett Street Treherbert	Residential development
42	Site at the end of Oak Street Treherbert	Residential development
44	Rear of Crown Terrace Treorchy	Residential development
47	Crichton Street Treorchy	Residential development
52	Site at rear of Tremains Pub Park Road Cwmparc	Residential development
54	Site off Woodland Terrace Cwmparc	Residential development
68	Site at the rear of Kennard Street Pentre	Residential development
71	Site off Ystrad Road Ystrad	Residential development
74	Land off Sandybank Road Ystrad	Residential development
76	Land between Tynywaun and Bodringallt Junior School Ystrad	Residential development
79	Land off Pen-y-Rhiw Ystrad	Residential development
80	Land off Dan-y-Craig Ystrad	Residential development
81	Land off Trafalgar Terrace / Cross Street Ystrad	Residential development
82	Site off Penrhys Road near Estate Penrhys	Residential development
85	Land to south of Mountain View Tonypany	Residential development
89	Site adjacent to Tonypany Community Education Centre Tonypany	Residential development
95	Site off Adams Street Clydach Vale	Residential development

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139	Brynhyfryd Troedrhiwtrwyn	Residential development
149	Cresta Garage Gilfach Goch	Residential development
154	Brynderwen Road Cilfynydd	Residential development
157	Forge Row Godreaman	Residential development
162	Miners Welfare site Llwydcoed	Residential development
179	Land at Farrell's Homecare Aberaman	Residential development
194	Land to the west of Tanyard Place Aberaman	Residential development
209	Land adjoining 'Pen y Fan', Rock Terrace Ynysybwl	Residential development
212	Albion Tips Land Reclamation, Cilfynydd	Residential development
220	Land adjacent to Hendrewen Hotel Blaencwm	Residential development
228	Former Aberaman Colliery Reclamation Site, Godreaman	Residential development
229	77-80 Dinas Road, Porth	Residential development
232	Land adjoining 35 Aberllechau Road, Wattstown	Residential development
233	Land fronting Ynyshir Road, Wattstown	Residential development
251	Land rear of Brynffynon, Hirwaun	Residential development
253	Land adjacent to Tylcha Fach Terrace and Nantmelyn Terrace, Tonyrefail	Residential development
259	Land north of YGG Pont-Sion-Norton, Pontshonnorton Road, Pontypridd	Residential development
263	Brittanic, Gilfach Goch	Residential development
273	Land North of Maes yr Onen, Ynysybwl	Residential development
280	Land fronting Cefnpennar Road, Cwmbach	Residential development
286	Ty'r-gweydd Farm, Wattstown	Residential development
291	Land to the South East of Foundry View, Godreaman	Residential development
294	Land rear of 6 Werfa Close, Abernant	Residential development
301	Land Adjoining Tyntyla park, Llwynypia	Residential development
302	Land at Ger Y Coed, Vicarage Road, Cwmparc	Residential development
307	Land at Celyn Farm, Efail Isaf	Residential development
333	Land at Graig View, Maelgwyn Terrace, Gadlys	Residential development
350	South of Cardiff Road ,Abercynon	Residential development
393	Disused quarry at High Street, Ynysybwl	Residential development

Findings of the Candidate Site Assessment Process 2009

426	Rear of High Street, Gilfach Goch	Residential development
421	Collenna Farm to Hillside	Residential development
433	Land at Rhigos Road, Treherbert	Residential development
435	Land rear of Delwen Terrace, Blaencwm	Residential development
438	Land at Pontygwaith Industrial Estate, Pontygwaith	Employment development
466	Land adjacent to Cefnlee Farm, Glyncoch	Residential development
470	Remainder of Cae Brynhyfryd, Hirwaun	Residential development
471	Hillbrook Estate, Aberaman	Residential development
473	Hirwaun Ironworks, North Site, Hirwaun	Residential development
480	Land at Catherine Street, Pentre	Residential development
481	Land north of Graig Street, Pontygwaith	Residential development
484	Adjoining Cribbin Ddu Quarry, end of High Street, Ynysybwl	Residential development
507	Land to the rear of Brongwyros Bungalow, Ynyswen	Residential development
508	Land adjoining Sunny View Maelgwyn Terrace, Gadlys	Residential development
510	Middle section of Cribbin Ddu Quarry, Ynysybwl	Residential development
513	Land rear of Halt road, Hirwaun	Residential development
516	Land opposite 9 and 10 Cwm Nant yr Hwch - off Heol Caradog, Penywaun	Residential development
528	Land north of Blandy terrace, Gilfach Goch	Residential development
529	Land at Ty-Bryn-y-Waun, Penybryn Street, Gilfach Goch	Residential development
533	Land to the rear of Plas Newydd Farm, Llwydcoed	Residential development
535	Land south of Trebanog Road, Trebanog	Residential development
541	Land opposite Heol Glannant, Edmondstown	Residential development
544	Site A Rear of Kennard Street, Gelli	Residential development
545	Site B rear of Kennard Street, Gelli	Residential development
546	Site C rear of Kennard Street, Gelli	Residential development
549	Small site off Llanwonno Road, Ynyshir	Residential development
557	Land at the sidings Gwyn Street, Treforest	Residential Development
569	Land adjacent to Mill House, Forge Row, Godreaman	Residential development
581	Otters Brook Farm, Ivor Park, Brynsadler	Residential development
583	Phase 2 Redwood Park, Nantgarw	Residential development



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589	Land adjacent to the A4119, Tonyrefail	Residential development
607	Land at Mount Pleasant and Brynawel Dehewydd Lane, Llantwit Fadre	Residential development
616	Land off Edmondstown Road Edmondstown	Residential development
623	Land at Farrell's Home Care, Aberaman	Residential development
630	Land at Ffrwd Phillip Farm, Efail Isaf	Residential development

### **Consultation with Specific and General Consultation Bodies**

Further details of the background analysis and assessment of the first and second stages are continued in Appendices 5.1 – 5.6.

During Summer 2008 the Director of Development and Regeneration sought the views of appropriate specific consultation bodies in respect of the preferred candidate sites. The results of this consultation are attached as Appendix 5.5.

### **FURTHER ADVICE**

If you require any further advice or assistance in respect this or other LDP documents or wish to be placed on the Council's consultation database please contact a member of the Local Development Plan Team at:

Development & Regeneration Unit,  
Floor 5, Unit 3,  
Ty Pennant,  
Catherine Street,  
Pontypridd  
CF37 2TB

Email: [LDP@rhondda-cynon-taf.gov.uk](mailto:LDP@rhondda-cynon-taf.gov.uk)

Telephone: 01443 495193

## **5. APPENDICES**

## 5.1 Candidate Sites – Stage 1 Assessment Matrix

### Guidance Notes on Use of Matrix

- This matrix is intended to provide guidance on how to score sites when officers are undertaking site visits.
- Sites will be scored as :-
  - E – Excellent
  - G – Good
  - F – Fair
  - N – Neutral
  - P – Poor
  - U – Undermining
- The 1<sup>st</sup> Stage Assessment is intended to help build a picture of each site and to identify the main strengths and/or constraints of the sites.
- The scoring will not be used to “rank” sites.
- For process to be robust, it is important that sites are scored in a consistent manner. However, be mindful that no two sites will be the same and the matrix is not a definitive scoring system.
- Given the large number, range and type of sites to be assessed, the matrix is intended to assist in scoring. It is not intended to be prescriptive. There will be

instances where the desktop survey will suggest sites should be scored equally, but the site visit may suggest otherwise. For example, where distances are specified these are given as a guide only. A site with public transport links within 50m but only accessed via a steep route and requiring the crossing of a main road, may score less than a site with a bus stop 150m away but with safe convenient access.

- Where there is a question as to the degree of merit or constraint and whether a specific issue is “E” or “G” for example, officers should form a subjective opinion based on their site visit, desk-top survey and consistent with other sites as far as possible. Ultimately we are seeking to gain as full an understanding of each site for the purposes of the LDP process as possible. In the majority of cases, the difference in a single score from “E” to “G” will not have a significant impact upon the overall consideration of the site.
- Given the large number of sites in the process and the requirement to produce the LDP in accordance with the agreed timetable and in an expedient and efficient manner, the Candidate Site Assessment process is not designed to produce detailed technical site assessment.

**Stage 1 Assessment Matrix**

<b>Q</b>	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Neutral</b>	<b>Poor</b>	<b>Undermining</b>
<b>1</b>	Very high market demand	High market demand	Increasing Market Demand	Average market demand	Low market demand	No realistic market demand
<b>2</b>	On site access/immediately adjacent	Site near to bus/rail route and stops	Available via short and unobstructed route	Available within reasonable distance and via unobstructed route.	Poor access – steep (difficult route) or significant distance	No obvious access to public transport links
<b>3</b>	Existing access of the highest standard.	Existing access which is safe and of a suitable scale for the site	A safe, suitable access could easily be achieved.	Access can be achieved - minor constraints to be addressed.	Significant access constraints	No obvious access can be achieved
<b>4</b>	On site provision/immediately adjacent to site	Site near to community services	Community facilities available via short, unobstructed route	Community facilities can be accessed within a reasonable distance and unobstructed route	Poor accessibility via a difficult and/or unobstructed route	No realistic access to community services.
<b>5</b>	No flood risk	Any risk easily mitigated.	Any risk minor and reasonably addressed	Potential risk of flooding on part of site, mitigation possible.	A significant element of site within flood risk zone	A significant part of site or entire site within C2 flood risk zone.
<b>6</b>	No loss of agricultural land	Negligible loss of agricultural land of no agricultural merit	Minor loss of low grade agricultural land	Loss of low and medium grade agricultural land.	Yes, significant loss of low and medium grade agricultural land	Significant loss of high grade agricultural land
<b>7</b>	No impact upon landscape, ecological or cultural designations	No significant impact. Any issues arising can be easily mitigated.	Minor impact, which could be managed or mitigated against.	Designations on site. Mitigation may be possible.	Yes, local level designations on a significant element of the site.	Yes, major designations – SSSI, SAC – on the site; and within the vicinity and would be affected by the development of the site.

<b>8</b>	Yes. Brownfield site	Considered to be essentially a brownfield site. May include an insignificant element of Greenfield.	N/A	Reclaimed Brownfield site	Sites include significant element of Greenfield land	No. Greenfield site
<b>9</b>	No known risk and extremely unlikely any contamination on site	No known risk	Potential risk of minor contamination on site	Potential risk. Mitigation required.	Yes, a significant element of site with potential risk.	Yes. The entire site subject to potential risk.
<b>10</b>	Yes, a significant eyesore would be removed	Yes, an eyesore would be removed	Site, whilst not an eyesore is of poor amenity value.	Site is neither an eyesore or of any amenity value	No, a site of amenity value would be lost/affected	No, a site of significant amenity value would be lost
<b>11</b>	No potential environmental value	No significant environmental value	Minor environmental value, impacts can be mitigated.	N/A	Significant environmental value	Major environmental value
<b>12</b>	Site is flat	Site is generally flat and any issues can be easily addressed	Topography issues can realistically be addressed	Topography is an issue which could potentially be addressed.	Yes, topography is a significant constraint	Yes, topography is a major constraint which could not realistically be addressed
<b>13</b>	No impact	No significant impact	Minor impact not considered to be detrimental	Impact upon important views/vistas which could be considered acceptable or potentially be addressed.	Yes, development would have a significant impact upon views/vistas of local importance	Yes, development would have a significant, detrimental impact upon views/vistas of recognised importance.

<b>14</b>	Good range of Infrastructure existing on/adjacent to site.	Good range of Infrastructure available within vicinity	Utility Infrastructure available within reasonable distance and provision to site realistically achievable	Utility infrastructure available in area. Access could be provided, although not necessarily easy.	No, site is significant distance from existing Utility Infrastructure	No realistic opportunity to provide Utility Infrastructure to site
<b>15</b>	No, adjoining uses would be compatible	No, adjoining use considered acceptable and any detriment could be easily addressed	Generally acceptable, any detriment could be reasonably mitigated	Potentially acceptable relationship, mitigation will be required.	Yes – potential for significant detriment that would be difficult to mitigate	Yes, unacceptable detriment likely to result
<b>16</b>	The site is wholly or significantly enclosed by the existing built form.	Yes, site would provide a logical and sustainable extension and continue the existing built form.	Yes, logical development site. Any issues arising minor and easily addressed.	N/A	No, poor extension of built form giving rise to significant concerns	No, site would represent an illogical and unsustainable extension to existing built form
<b>17</b>	Yes			N/A		
<b>18</b>	Yes, free from constraint and would represent a sustainable form of development	Yes, free from major constraints. Any issues arising can be easily remediated	Site is free from significant constraints and any issues arising can be reasonably addressed.	Site is constrained. Remediation may be possible.	No, site has major constraints to its development requiring significant remediation	No, site has major constraints and would represent an unsustainable form of development

## 5.2 Candidate Sites – Stage 2 Assessment Matrix

The second stage of the process allows the Council to assess possible future allocations against the SA/SEA framework to ensure that the sites contribute towards achieving the overall objectives of the plan.

In order to do so the Council will employ the Sustainability Threshold Assessment methodology developed by environmental consultants Enfusion. The Sustainability Threshold Assessment process involves allocating one of five levels of potential impact to the candidate site, against each of the sustainability objectives identified in the Sustainability Appraisal Framework.

The objectives and associated criteria in the SA/SEA Framework have been identified and compiled from the Rhondda Cynon Taf LDP Scoping procedure and cover the following areas: - Housing, Cultural Heritage, Social Inclusion, Health, Economy, Employment, Transport, Built Environment, Landscape, Biodiversity, Water, Climate Change, Energy, Land and Soils, Waste, Minerals.

The impacts of the candidate site and its proposed development are identified by one of five colour codes, determined against each of the objectives. The colour codes are as follows;

**Blue** - Development actively encouraged, as it would resolve an existing sustainability problem

**Green** – No sustainability constraints and development acceptable

**Yellow** – Potential expensive sustainability issues, mitigation and/or negotiation possible

**Orange** – Problematic because of sustainability constraints; mitigation or negotiation difficult and or

**Red** - Absolute sustainability constraints to development.

Development needs may be accommodated if there are overall majority frequencies of blue and green impacts. If not, the approach identifies what further studies or mitigation could be incorporated to allow development. Candidate sites with orange and red will normally be excluded from further consideration.



**SA Indicators Matrix**

<b>Objective</b>	<b>Blue</b>	<b>Green</b>	<b>Yellow</b>	<b>Orange</b>	<b>Red</b>
<b>1. Housing –</b> Provide for the overall requirements through a mix of dwelling types catering for all needs to promote integrated and thriving communities.	Will provide new housing within or which will support a Principal Town or Key Settlement and will make a positive contribution to housing land requirement.	Development will make a positive contribution to housing land requirement in Rhondda Cynon Taf.	Development in the Principal Town or Key Settlement could make a positive contribution to housing land requirement in Rhondda Cynon Taf through possible mitigation or negotiation	Development outside the Principal Town or Key Settlement could contribute to housing land requirement in Rhondda Cynon Taf through mitigation or negotiation.	Development is in a location, which is isolated from existing settlements and communities.
<b>2. Cultural Heritage-</b> Promote and protect the cultural hierarchy including landscape, archaeology and language.	Development will promote and protect the cultural heritage of the Principal Town or Key Settlement.	Development will promote and protect the culture and heritage of the settlement.	Development will have a negative impact on cultural heritage, mitigation possible.	Development of this site would damage the cultural hierarchy of the settlement, mitigation is difficult.	Development of this site would damage the cultural hierarchy of the settlement; there are no mitigation options possible.
<b>3. Social Inclusion-</b> Promote integrated communities, with opportunities for living, working and socialising for all.	Development within or which will support the Principal Town or Key Settlement will promote the integration and reinforce the role of the settlement as a multifunctional centre.	Development in the Principal Town or Key Settlement would make a positive contribution to social inclusion. Site is large enough provide contributions possible to improve existing facilities.	The site has links with the existing settlement.	Development would contribute to social inclusion if development provided additional facilities to the settlement.	The site is isolated and would promote social exclusion.

<p><b>4. Health-</b> Provide an environment that encourages a healthy and safe lifestyle and promotes well being.</p>	<p>Development in or which supports the Principal Town or Key Settlement is located close to recreation space and development has good pedestrian links and encourages walking. Development is located in a good air quality zone. Development is located close to a healthcare facility.</p>	<p>Development is located close to recreation space Or Development has good pedestrian links and encourages walking.</p>	<p>Poor access to facilities. Issues could be overcome through mitigation and improving existing facilities.</p>	<p>Development would result in the loss of facilities important for a safe and healthy lifestyle. Expensive mitigation measures to provide new facilities in locality of development.</p>	<p>Development would remove a facility that encourages a healthy lifestyle. The site is a car dependent settlement.  Development would increase noise, light or air pollution. No mitigation possible</p>
<p><b>5. Transport-</b> Reduce the need to travel and promote more sustainable modes of transport.</p>	<p>The site is located within or which would support the Principal Town/ Key Settlement. Development in this location will positively promote the use of sustainable public transport. Close to rail and bus.</p>	<p>The site is located close to public transport services and has good walking links with local services.</p>	<p>The site does not have suitable access to public transport, mitigation can be economically provided.</p>	<p>The site does not have suitable access to public transport. Mitigation would be expensive and difficult to achieve.</p>	<p>The site is located in a car dependent settlement. The development is too small to generate additional services/facilities</p>
<p><b>6. Waste-</b> Minimise waste especially waste to landfill and making adequate provision for waste facilities in accordance with the findings of the Regional Waste Plan.</p>	<p>Development would provide a sustainable, modern, and innovative waste facility to serve the area.</p>	<p>Development would provide a facility, which would have limited recycling proposals.</p>	<p>Development would provide a facility with minor emissions of possibly problematic by-products that could be mitigated against.</p>	<p>Facility would have major emissions and by-products, which would be expensive and difficult to mitigate against.</p>	<p>Development would create a landfill site or remove an existing good quality facility.</p>

<p><b>7. Economy-</b> Provide for a sustainable economy.</p>	<p>Development of the site will make a positive contribution to the economy of the Principal Town or Key Settlement.</p>	<p>Development of the site will have a benefit for the economy of the settlement.</p>	<p>Development of the site would have a neutral impact on the economy of the Principal Town or Key Settlement.</p>	<p>Development would remove a minor economic driver.</p>	<p>Development would remove a major economic driver.</p>
<p><b>8. Employment-</b> Provide for a range of job opportunities.</p>	<p>The development of the site in the Principal Town or Key Settlement will promote the creation of a diverse range of employment opportunities in Rhondda Cynon Taf.</p>	<p>The development of the site will contribute to the creation of employment opportunities in the settlement.</p>	<p>Development would have a neutral impact on employment opportunities.</p>	<p>Development of the site would result in the loss of a vacant employment site.</p>	<p>Development of the site would remove an active employment site.</p>
<p><b>9. Minerals-</b> Promote efficient and appropriate use of minerals including the safeguarding of resources and ensuring that adequate reserves are allocated to meet local, regional and national needs.</p>	<p>Development of the site protects or actively promotes extraction of mineral reserves.</p>	<p>Development would protect the mineral reserves for future extraction.</p>	<p>Development would impact upon future extraction of mineral reserves but this could be mitigated against relatively easily.</p> <p>Site has been or is developed. Site is within or close to the settlement and would not be suitable for extraction.</p>	<p>Development would impact upon future extraction of mineral reserves this would be difficult and expensive to mitigate against.</p>	<p>Development of the site would permanently prevent future extraction of mineral reserves.</p>

<p><b>10. Landscape-</b> Improve, protect, and enhance the landscape and countryside.</p>	<p>Development would enhance, improve, and protect the existing landscape.</p>	<p>Development would protect the existing landscape.</p>	<p>Development of the site would have a neutral impact on the landscape.</p>	<p>Development of the site would damage the landscape but mitigation is possible.</p>	<p>Development of the site would damage the landscape with no mitigation possible.</p>
<p><b>11. Biodiversity-</b> Protect and enhance the diversity and abundance of wildlife habitats and native species.</p>	<p>Development of the site would protect and enhance the biodiversity of the area.</p>	<p>Development of the site would protect the biodiversity of the area.</p>	<p>Development of the site would have a neutral impact on the biodiversity.</p>	<p>Development of the site would actively damage biodiversity with limited mitigation options.</p>	<p>Development of the site would actively damage the biodiversity of the settlement, with no mitigation options.</p>
<p><b>12. Water-</b> Improve, protect, and enhance the water environment.</p>	<p>Development is not located in a flood zone and would protect and enhance the water environment.</p>	<p>Development is not located in the flood zone.</p>	<p>Development of the site would have a neutral impact on the water environment.</p>	<p>The site is located in a C2 flood risk area with some mitigation possible.</p>	<p>The site is located in a C2 flood risk area with no mitigation possible.</p>
<p><b>13. Climate Change-</b> Manage the effects of climate change.</p>	<p>Development is located within or supports a Principal Town or Key Settlement and will promote sustainable design and reduce the need to travel for work, leisure, and services.</p>	<p>The site will promote sustainable design and reduce the need to travel for work, leisure, and services.</p>	<p>Development is located in an isolated settlement but development is large enough to generate additional facilities.</p>	<p>Development is located in a car dependant settlement; the development is not large enough to stimulate facilities.</p>	<p>Development is located in a car dependent settlement and would have a negative impact on climate change.</p>
<p><b>14. Energy-</b> Increase the supply of renewable energy and reduce energy consumption.</p>	<p>Development located within or which supports a Principal Town or Key Settlement will promote sustainable design and reduce the need to travel for work, leisure, and services.</p>	<p>The site will promote sustainable design and reduce the need to travel for work, leisure, and services.</p>	<p>The development will have a neutral impact upon the supply of renewable energy.</p>	<p>The development is in an unsustainable location but design improvements can be made which will reduce the negative impacts of the development.</p>	<p>Development is of an unsustainable design and is located in a car dependent settlement, which would have a negative impact on energy efficiency.</p>

<p><b>15. Land and Soil-</b> Promote efficient use of land and soils.</p>	<p>Development is located on brown field land in or adjacent to a Principal Town and or Key Settlement</p>	<p>Development is located on a brownfield site</p>	<p>The site is both greenfield and brownfield.</p>	<p>The development proposes high density development on a greenfield site</p>	<p>The development proposes a low-density development on a greenfield site.</p>
<p><b>16. Built Environment-</b> Provides a high quality built environment that promotes community pride.</p>	<p>Development within or which supports a Principal Town or Key Settlement to a high standard of design would enhance the built environment of the settlement.</p>	<p>Development of the site to a high standard would enhance the built environment of the settlement.</p>	<p>The development of this site would have a neutral impact on the built environment.</p>	<p>Development would significantly reduce the quality of the built environment of the settlement. Mitigation that seeks significant improvement could be achieved but may not be economically viable.</p>	<p>Development would significantly reduce the quality of the built environment of the settlement. No economically viable mitigation.</p>